

AVAILABLE FOR LEASE

INDUSTRIAL WAREHOUSE / OFFICE



**628 INDUSTRIAL PARK ROAD
ROBERTA, CRAWFORD COUNTY, GEORGIA 31078**

**ARTHUR P BARRY III, SIOR
OWNER / BROKER**

**478.731.8000
ABARRY@CBCGEORGIA.COM**

**990 RIVERSIDE DRIVE
MACON, GA 31201**

**MONTHLY LEASE RATE:
\$5,900.00, NNN**



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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Created 10/2/25

PROPERTY OVERVIEW

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PROPERTY OVERVIEW

- **Highlights:**
 - Modern, efficient industrial facility
 - Flexible loading options
 - Ample office space
 - Large lot for parking or expansion
 - Strategic location for distribution and logistics
- **Building:** 10,000± SF (125' X 80') Pre-engineered metal
 - Office: 900± SF (Reception area, two offices, large break room and two restrooms)
 - Warehouse: 9,100± SF
- **Lot Size:** 4.03 Acres
- **Year Built:** 2020
- **Roof:** 26 Gauge galvalume PBR
- **Lighting:** LED throughout
- **Ceiling Heights:** 18' side eave; 20' center
- **Clear Span:** 80'
- **Bay Spacing:** Five 25' bays
- **Utilities:**
 - Electrical: 400 AMP, 3-Phase - Georgia Power provider
 - Water/Sanitary Sewer: Provided by City of Roberta
 - Natural Gas
 - High speed internet provided by Public Service Communications
- **Truck Loading:**
 - Three (3) semi-height dock doors w/auto levelers
 - Two (2) step van height doors behind metal skin building facing asphalt parking lot
 - One (1) forklift drive-in ramp door facing asphalt parking lot
 - One (1) 12' X 12' drive-in door
- **Zoned:** I-G, General Industrial District

LOCATION OVERVIEW

- Situated in the Crawford County Industrial Park
- Easy access to I-475, I-75 and I-16 and Georgia Highways 341, 96, 80 and 128
- 20± Miles east of Macon
- 65± Miles west of Columbus
- 25± Miles west of Thomaston
- 15± Miles north of Fort Valley
- 60± Miles south of McDonough
- 173± Miles to Port of Savannah

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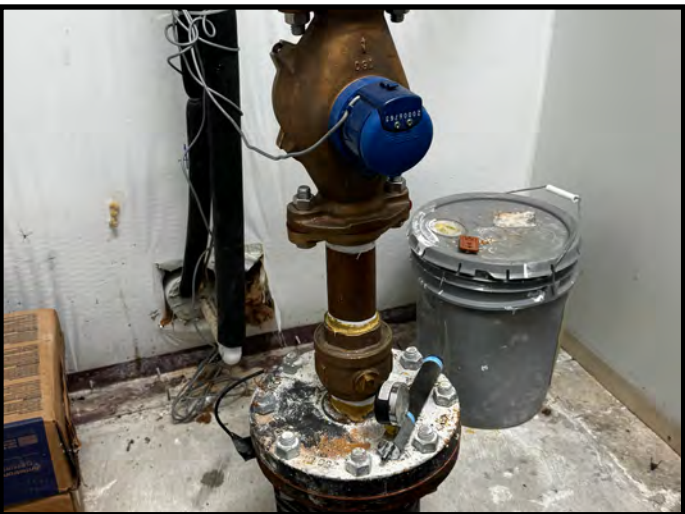
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PHOTOS

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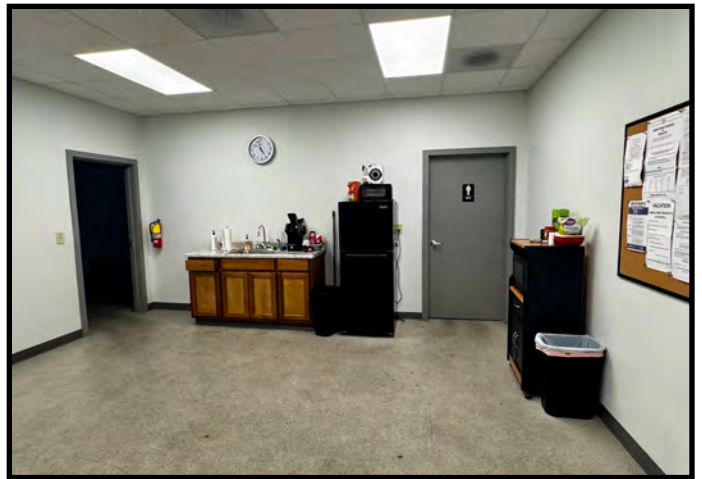
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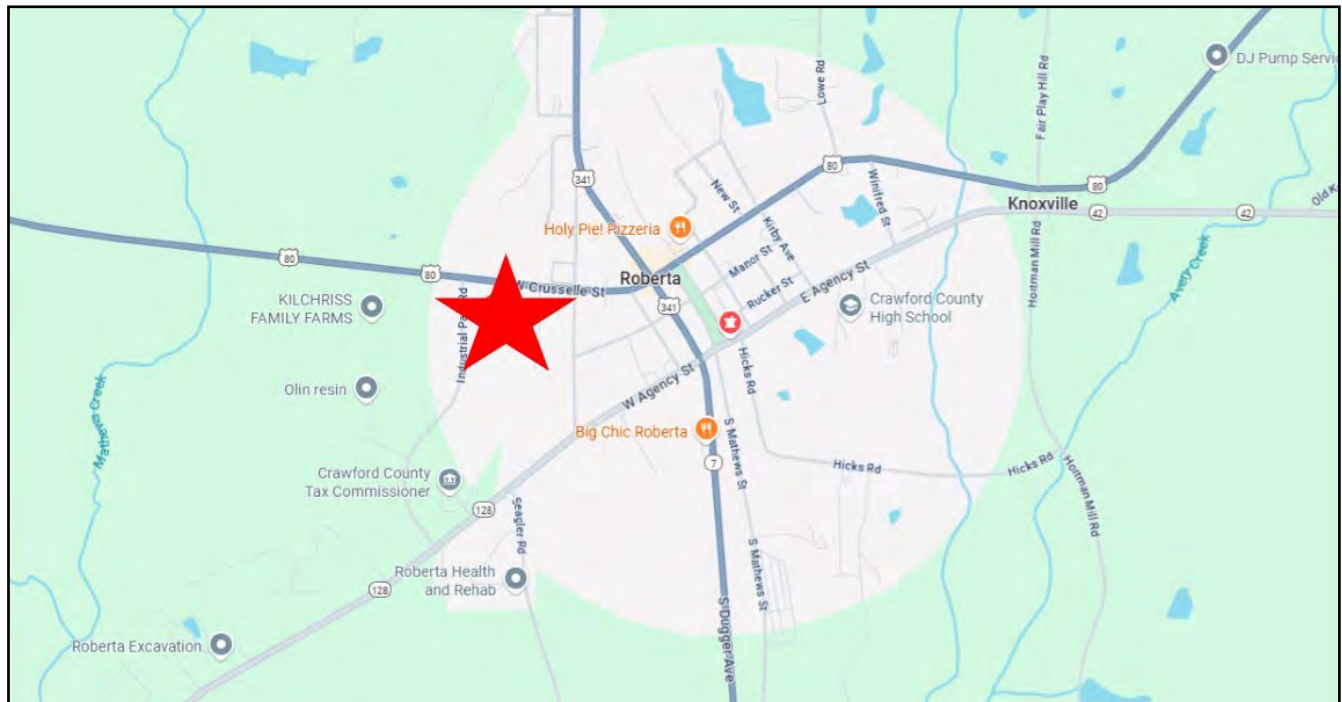
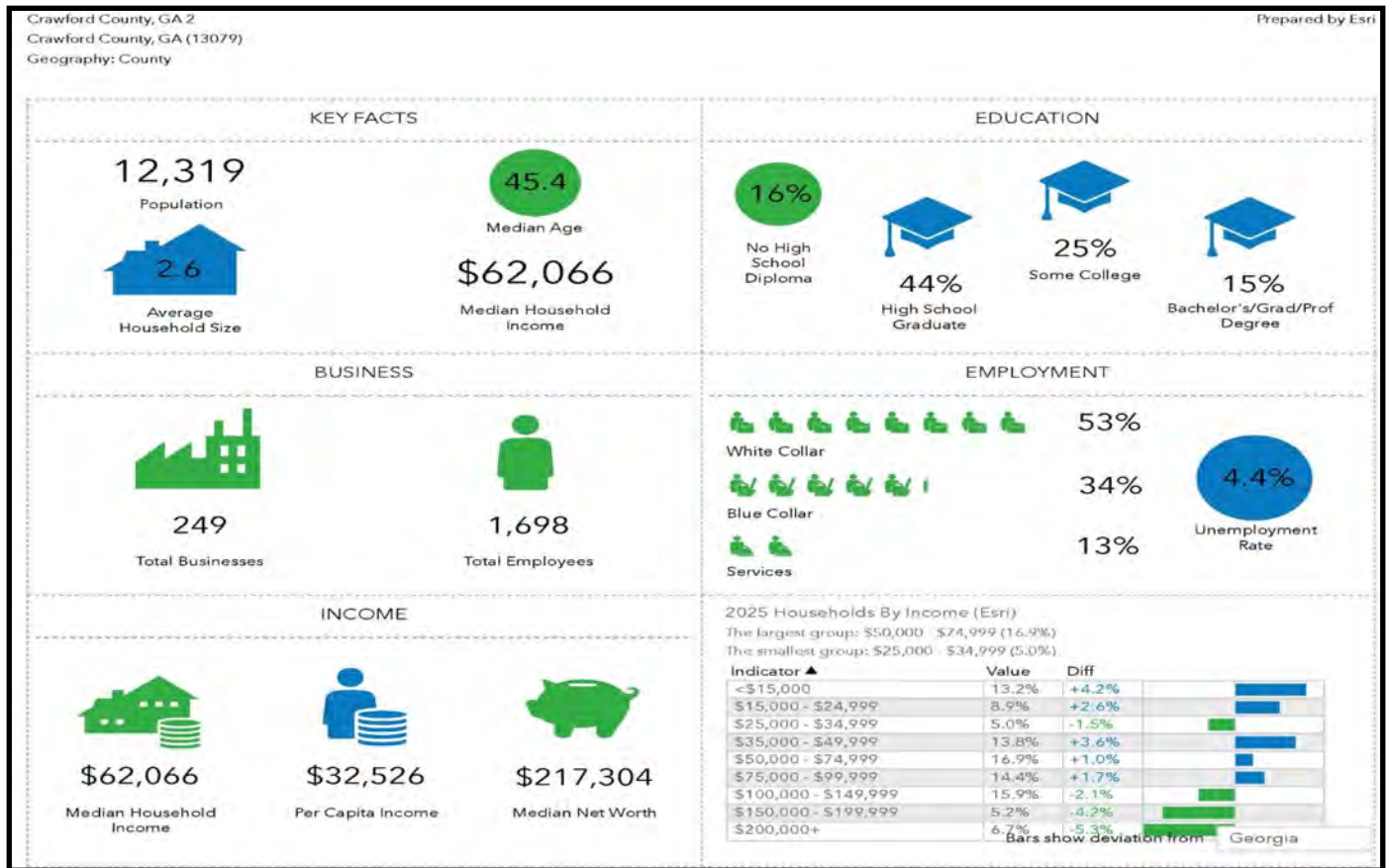


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MAP/ DEMOGRAPHICS

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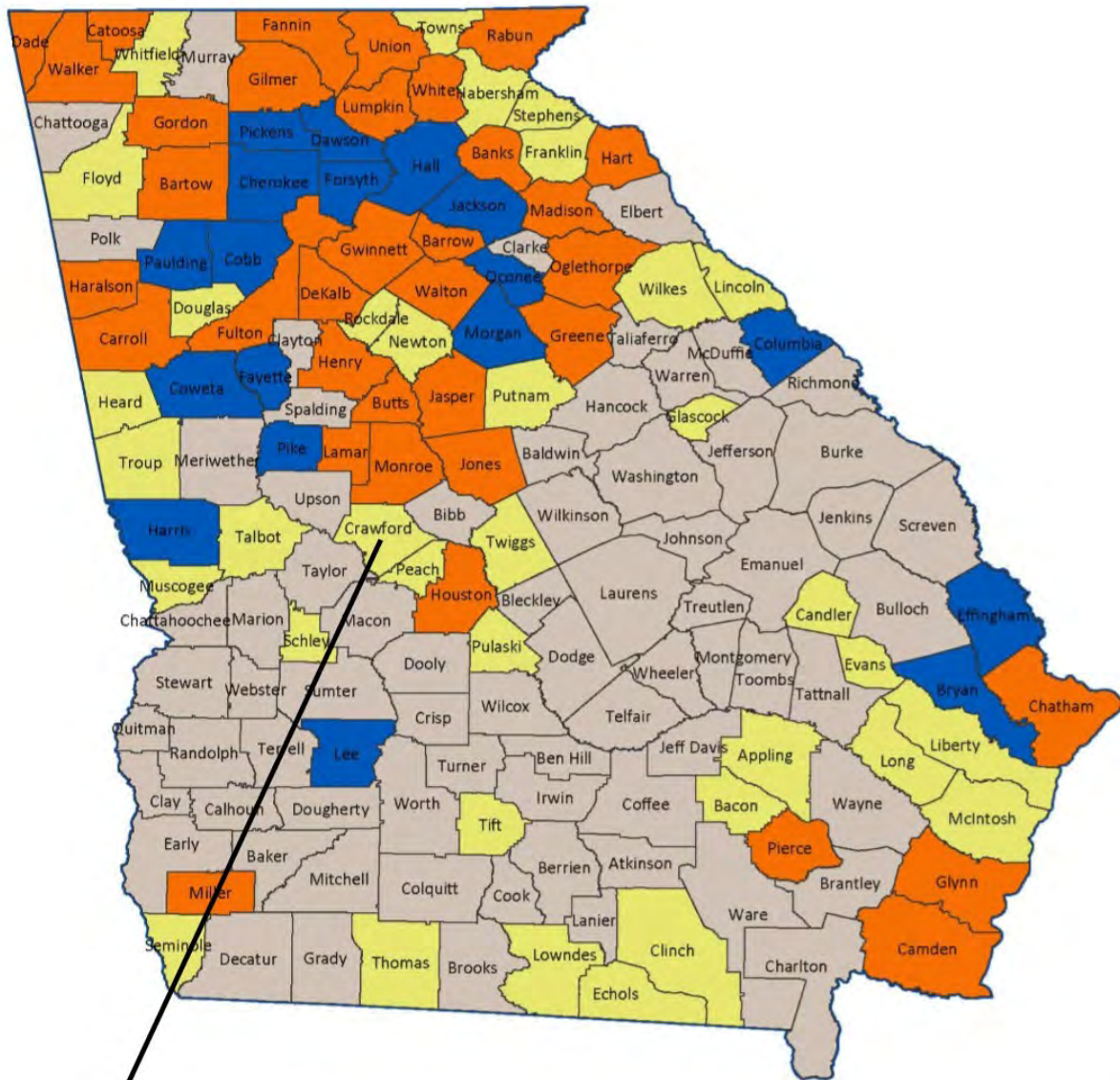


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2025 Job Tax Credit Tiers



- Tier 1 - 71 counties
- Tier 2 - 35 counties
- Tier 3 - 35 counties
- Tier 4 - 18 counties

For more information on Tax Credits:
<https://dca.georgia.gov/financing-tools/incentives/job-tax-credits>

