# Retail/Warehouse Space for Lease

## 2086 Paul Walsh Drive, Macon, GA 31206




## ±56,121 SF | ±3.97 Acres | Lease Rate $5.35/SF

*Tenant pays taxes, insurance, and utilities



**Bo Elliott C: 478.718.2049 | King Kemper C: 478.957.1920**
belliott@thesummitgroupmacon.com | kkemper@thesummitgroupmacon.com
4124 Arkwright Road, Suite 1, Macon, GA 31210
**O: 478.750.7507**
www.thesummitgroupmacon.com



## Property Information

- ±56,121 SF freestanding commercial building situated on ±3.97 acres
- Zoned C-2 (Commercial)
- Built in 1978
- Celling heights ranging from 13.5′ – 24′
- Large paved parking lot for customers and employees
- Suitable for retail, automotive, and industrial businesses
- Signalized corner location with excellent visibility and access
- Located among Eisenhower Parkway, a major commercial corridor with convenient access to Interstate 75 (Exit 162) and Interstate 475 (Exit 3)





# 2086 Paul Walsh Drive
# Macon, GA 31206
# Bibb County

THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE

# TAXES AND INSURANCE

2086 Paul Walsh Drive

| EXPENSE | YEARLY | MONTHLY | PER SF/YR |
|---|---|---|---|
| PROPERTY TAXES (2026 BILL) | $14,735.86 | $1,227.99 | $0.26 |
| PROPERTY INSURANCE | $73,518.51 | $6,126.54 | $1.31 |
| TOTAL | $88,254.37 | $7,354.53 | $1.57 |

# Aerial Map




*The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.*

THE SUMMIT GROUP
COMMERCIAL & INVESTMENT REAL ESTATE