

**For Sale or Lease  
2668 Gray Highway  
Macon, Georgia**

**Multi-Tenant  
or  
Single Tenant**

**Great Location!  
Site located at  
median cut**



Free Standing Building—2000 sf

**Sale Price: \$495,000**  
**Lease: \$3,500 / month NNN for all of property  
or see below for multi-tenant options.**

**Office / Warehouse - Recently Renovated!**

Located in Jones County on Hwy 129 which is a main middle Georgia corridor.

|                                      |  |
|--------------------------------------|--|
| <b>All Buildings:</b>                | Approximately 8200 sq ft (will divide)                   |
| <b>Owner will subdivide:</b>         | Call agent for details                                   |
| <b>Paved parking:</b>                | 70 spaces in front - additional parking rear of building |
| <b>Land:</b>                         | 4.25 acres   |
| <b>Septic System:</b>                | Shared Well  |
| <b>Traffic Count:</b>                | 41,870   |
| <b>Estimated Jones County Taxes:</b> | \$4400   |
| <b>Estimated Insurance:</b>          | \$1800   |

**Multi-Tenant Options**

|   |                      |
|---|----------------------|
| <b>Suite 100:</b> 4802 sf Showroom and Office Area with 12'6" ceiling | Rent: \$2875 / month |
| <b>Suite 200:</b> 1400 sf Office / Retail Showroom                    | Rent: \$ 700 / month |
| <b>Suite 300:</b> 2000 sf Free Standing Building                      | Rent: \$ 950 / month |

**Contact:**

**Larry Crumbley, CCIM, CPM, SIOR, CRE**

Phone: 478-746-9421 Cell: 478-737-3381

Email: [lcrumbley@fickling.com](mailto:lcrumbley@fickling.com)

For detailed property information see  
[www.lcrumbley.com](http://www.lcrumbley.com)

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX



**A Full Service Real Estate Company**

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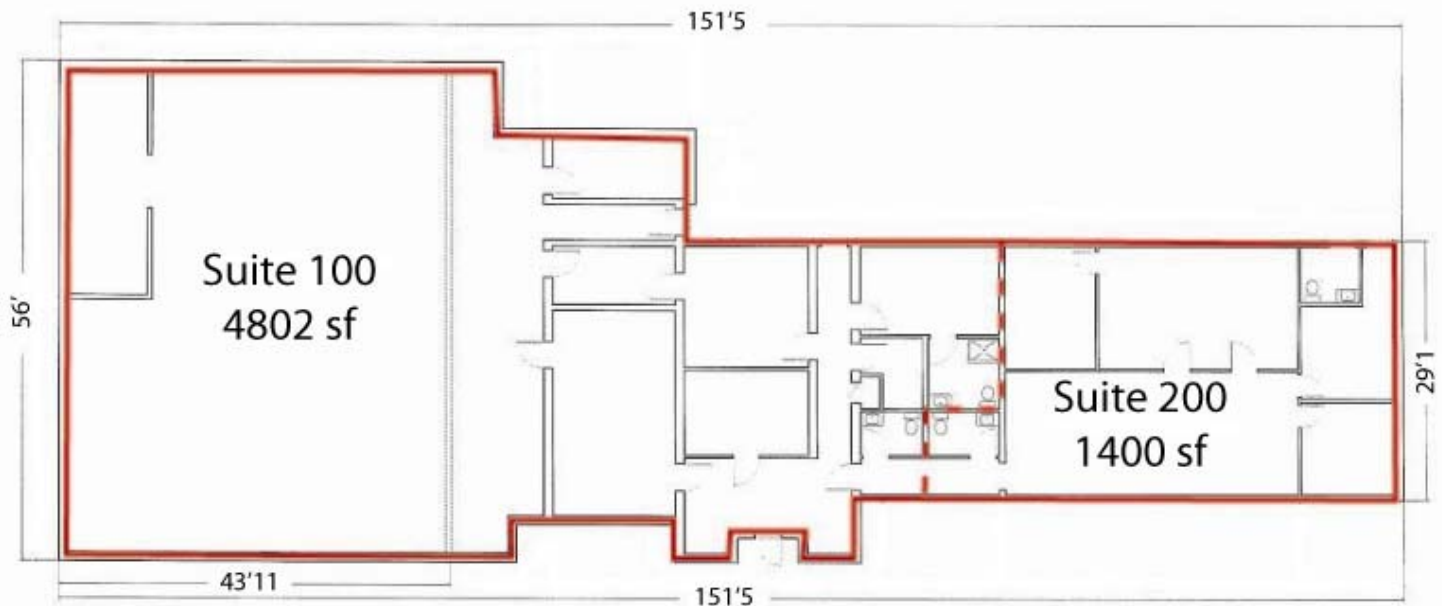


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**2668 Gray Highway**  
Total Building Area  
6203 sq ft

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