

# Office/Warehouse Service Building

2799 Lanier Heights Road

Macon, Georgia

For Sale or Lease

**Price Reduced**



- One story metal building with brick front
- 3,800 sf with approximately half of space finished office area
- 1.6 acre site with rear fenced area
- One ground level and one dock high overhead door
- Built in 1997
- Located in Ocmulgee East Industrial Park area near YKK Industries
- 2008 Taxes : \$2,400 Est. Insurance: \$2,500
- Owner will improve for qualified prospect

List Price: ~~\$235,000~~  
**\$195,000** (Does not include cell tower lease)

Sale Price w/cell tower \$395,000 (\$1,081/month expires 10.9.2012 w/ 5 yr option and 15% increase)

Lease Price: **1,500/month 3net**  
(Does not include Cell Tower)



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