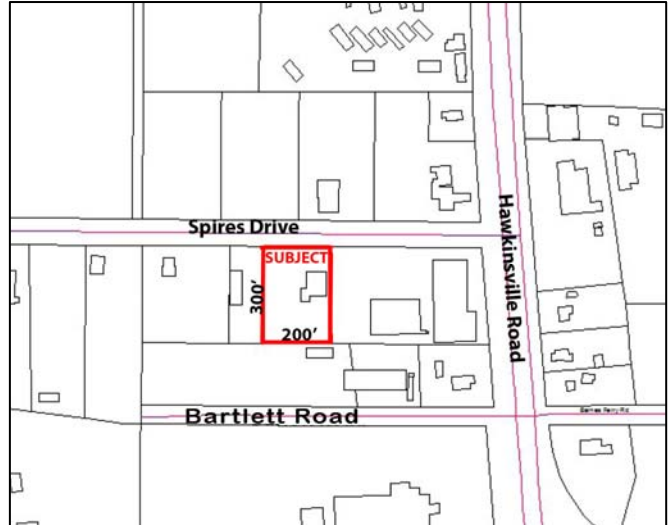


For Sale or Lease
Service/Light Manufacturing
2363 Spires Drive
Macon, Georgia



Property Location: 2363 Spires Drive
Macon, Georgia

Building Size: 5,200 sf with 700 sf office.
Office consists of 1-toilet, 1-shower, 1-manager's office, and one large break area

Column Spacing: Free span

Site Size: 1.37 Acres with partially fenced Rear Area.

Ceilings: 14' clear ceilings in service area.

Overhead Doors: 3 - 12'X14' Ground Level
1 - 10'X12' Ground Level

Construction: Pre-Engineered, Galvanized steel panels and steel frame. Exposed concrete in service area. Brick office exterior.

Zoned: M-1

Nearby Businesses: Fox Appliance, Trails End Taxidermy, B&H Body Shop, C&A Transportation, 1st Mechanical Services

Utilities: *Water:* Macon-Bibb & Sewer Authority
Sewer: Septic System
Gas: Gas heat in service and office areas
Elect. Georgia Power; Air Conditioned Office

Sprinkler: None

Current Use: Previously Dahlongea Trucking

Sale Price: \$175,000
Lease Rate: \$1,500/month

Contact

Larry Crumbley, CCIM, CPM, SIOR, CRE

478-746-9421

For detailed property information see
www.fickling.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX
info@fickling.com EMAIL



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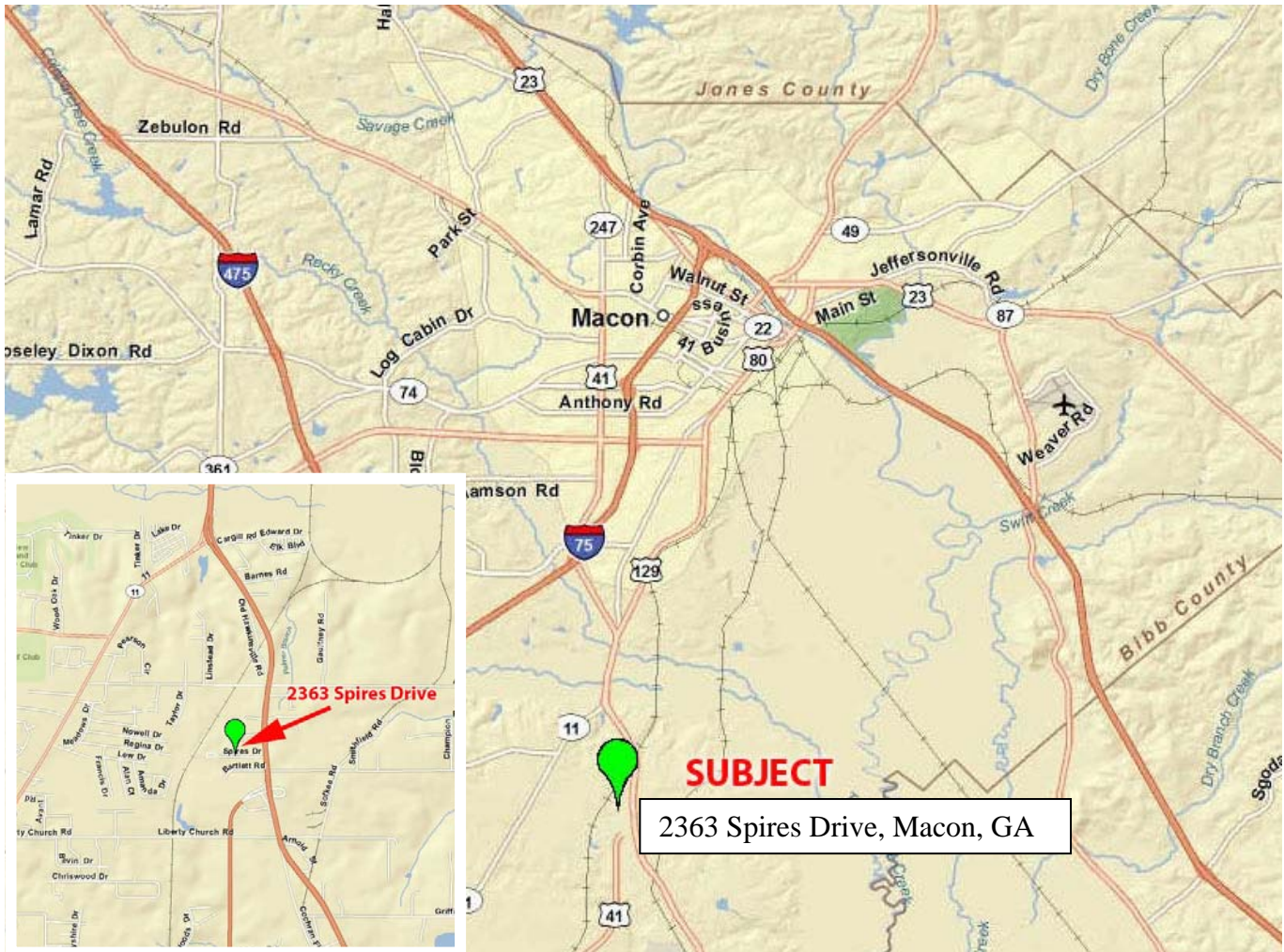
2363 Spires Drive · Macon · GA



Rear View



Service Area



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