

Westside Business Center 3100 Mercer University Drive Macon, Georgia 31204

Office/Warehouse Space – 1,500 sf to 17,500 sf

71,500 square feet of prime business space. Strategically located on Mercer University Drive, one of Middle Georgia's busiest traffic arteries and within 2 miles of Macon Mall.



Available Space:	1,500 to 17,500 sf
Nearby Businesses:	Georgia Dept. of Labor, Amerson Construction Company, Trane Company
Location:	Intersection of Mercer University Drive & Henderson Drive
Parking:	Ample
Property Description:	71,500 sf office/warehouse with Dock high access; some suites have retail/showroom space
Traffic Count:	29,264 vehicles per day
List Price:	\$2.00 to \$4.00 per sq ft , 3 net

<u>Available Spaces (as of 8/09)</u>	
Suite 3112	2,500 sf with small office, break area, dock high and drive-in door Rent: \$795/ month (\$3.82 psf)
Suite 3126	5,000 sf with 3 offices, restroom , 3 dock high doors and one drive-in door Rent: \$1,208/ month (\$2.90 psf)
Suite 3154	3,000 sf includes small office and restroom Rent: \$965/month (\$3.86 psf)
Suite 3156	3,000 sf all warehouse. One dock door Rent: \$850 / month (\$3.40 psf)
Suites 3114 & 3120	10,000 sf with 2 dock high doors, can also be divided into 2,500 and 7,500 sf suites. Rent: \$2,420/ month (\$2.90 psf)
Suite 3128	1,500 sf office/warehouse. Includes small office and restroom. One dock door. Rent: \$615/month
Suite 3130	1,500 sf adjacent to 3128. Small office and toilet. One dock door. Rent: \$615/month
Suite 3178	3450 sf Fronting Mercer Univ. Drive, unfinished space but owner will improve for qualified prospect. Rent: \$4.00 psf or \$1,150/month
Note: CAM, taxes and insurance included with above quoted rents	

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For detailed property information see www.Fickling.com



A Full Service Real Estate Company

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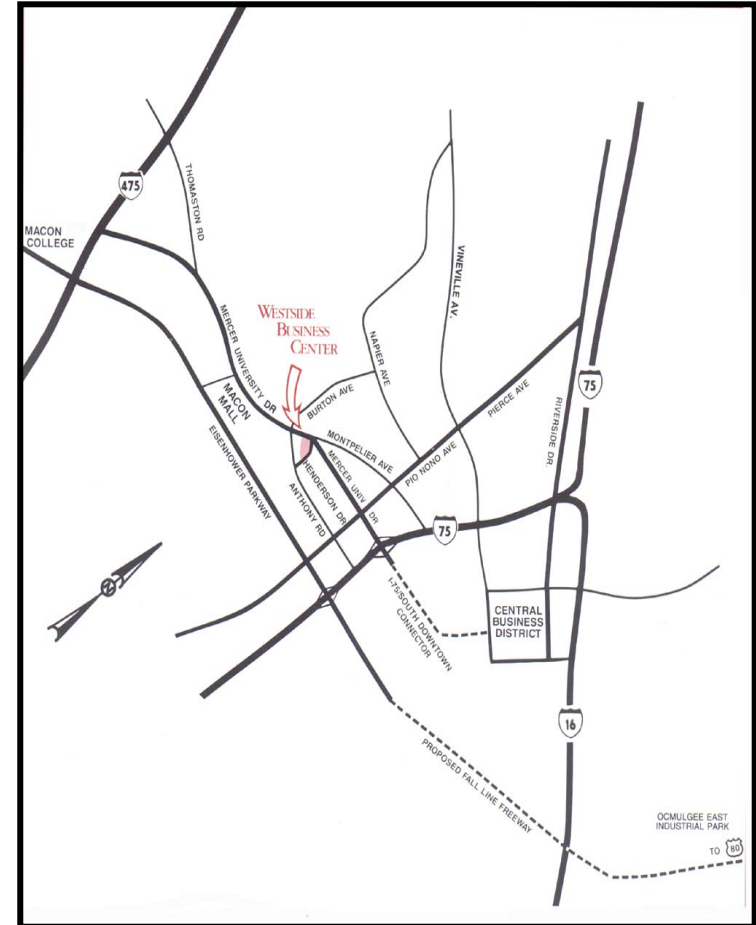
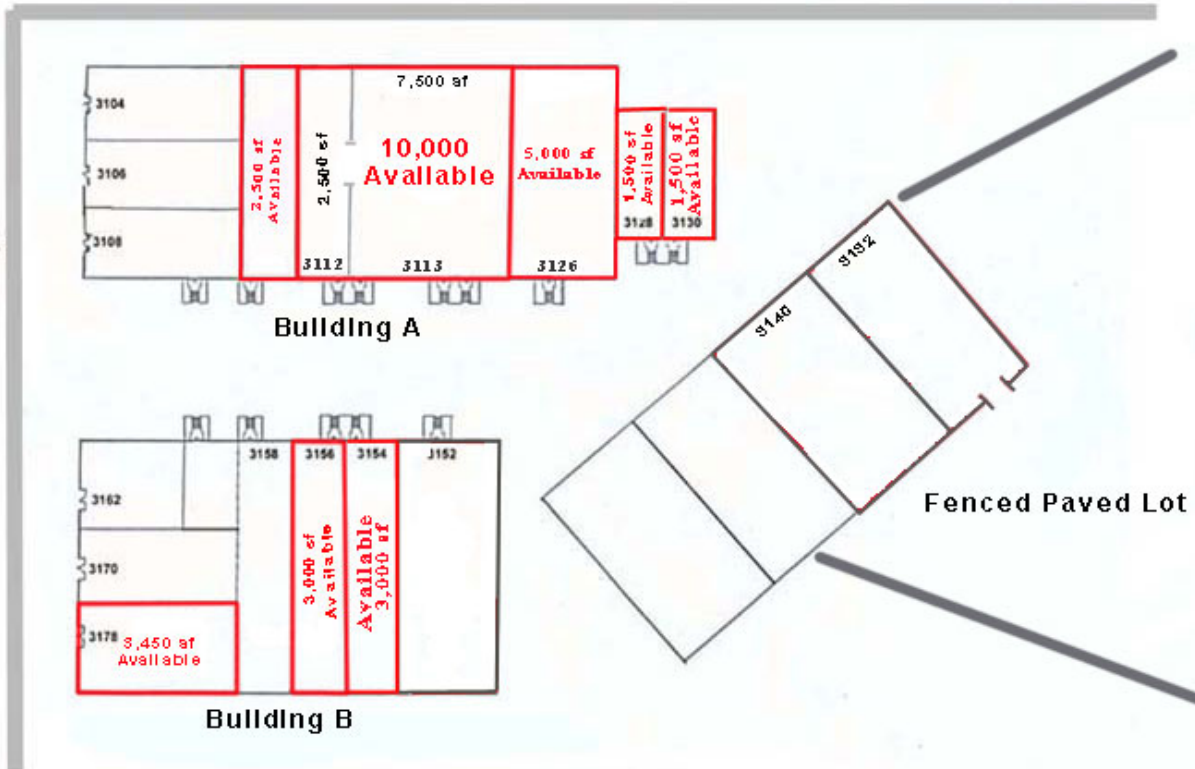
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Westside Business Center Macon, Georgia

Henderson Drive

Mercer University Drive



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