

Westside Business Center 3100 Mercer University Drive Macon, Georgia 31204

Office/Warehouse Space – 1,500 sf to 24,000 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 24,000 sf
Nearby Businesses:	Georgia Dept. of Labor, Amerson Construction Company, Romanoff Flooring, The Georgian Company, Labor Finders, 3PD Transportation
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 \$7.00 per sq ft , NNN

Note: CAM, taxes and insurance estimated at \$.85 psf

Available Spaces (as of 6/11)	
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 1 office, 1 dock high doors and one drive-in door in rear. LEASED Rent: \$290/ month (\$2.90 psf)
Suites 3160	3162, 3170, 3158 - previously Trane Co. - 5,560 sf mostly finished area including 1,600 sf showroom, 1,080 sf office area and 2,625 sf storage. Can be combined for up to 24,000 sf . Rent: \$3.40 to \$7.00 psf modified gross Note: Suite 3158 – 3,000 sf is on a different level from the rest
Suite 3156	3,000 sf includes small office and restroom Rent: \$965/month (\$3.86 psf)
Suite 3154	3,000 sf all warehouse, 1 dock high door LEASED Rent: \$850 / month
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. Includes office and toilet. One dock door. LEASED 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

Contact:

Larry Crumbley, CCIM, CPM, SIOR, CRE

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

Email: lcrumbley@fickling.com

For detailed property information see

www.lcrumbley.com

Commercial Division

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

www.fickling.com



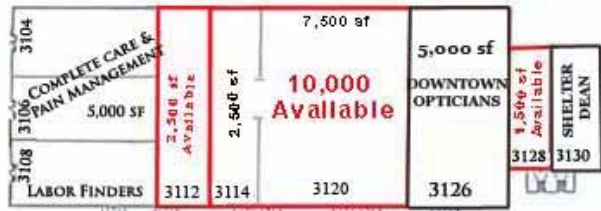
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Westside Business Center Macon, Georgia

HENDERSON DRIVE

MERCER UNIVERSITY DRIVE

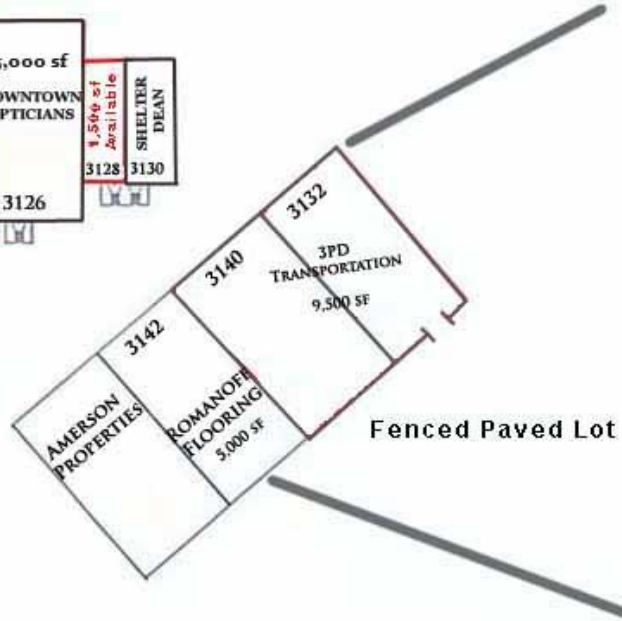


Building A



Building B

Note: Up to 23,000 sf can be assembled



Fenced Paved Lot



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