

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 6/10)

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, restroom , 3 dock high doors and one drive-in door in rear. Rent: \$1,208/ month (\$2.90 psf)
Suite 3162	5,500 - 8,560 sf – warehouse/showroom previously Trane Co. Mercer University Dr. exposure; 2,600 sf finished area including 1,200 sf showroom, 6 private offices and one restroom; Can be combined for up to 24,000 sf with several dock doors and 2 ground level doors Rent: \$3.40 to \$7.00 psf modified gross
Suite 3156	3,000 sf includes small office and restroom Rent: \$965/month (\$3.86 psf)
Suite 3154	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

Contact:

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For detailed property information see

www.lcrumbley.com

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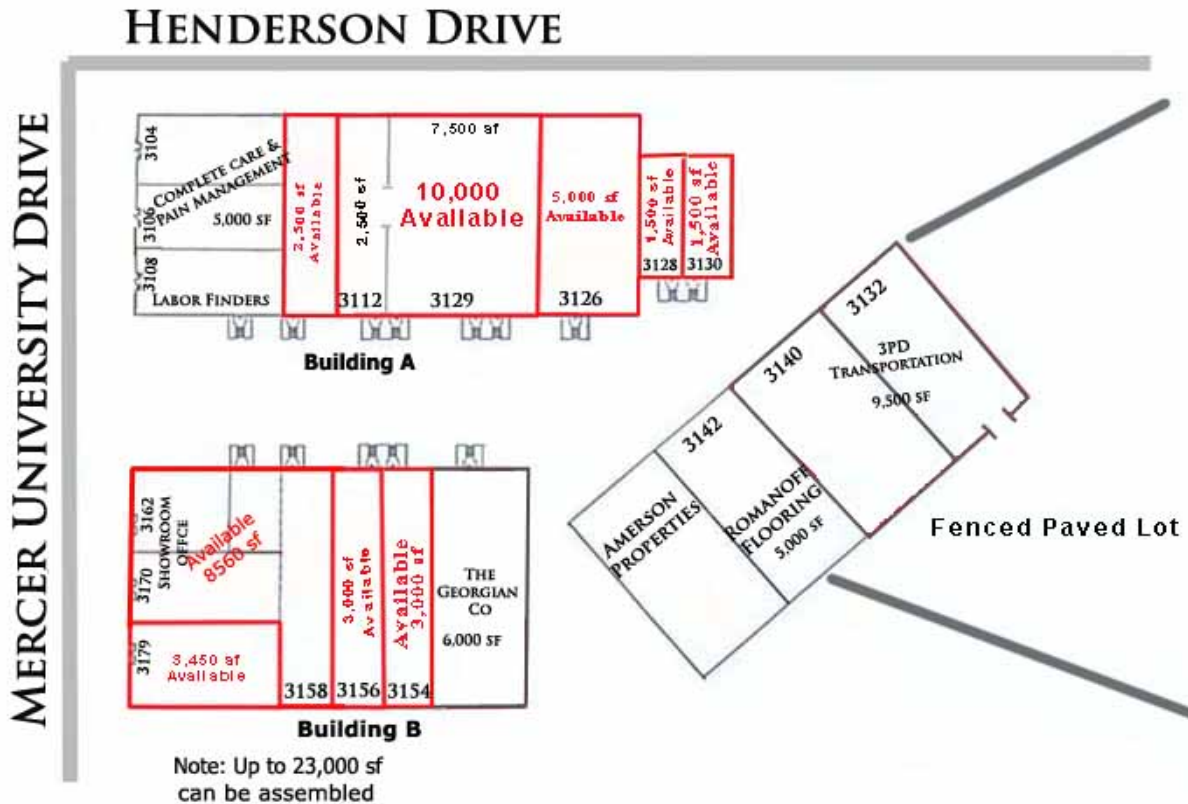
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