

For Sale or Lease
Warehouse/Light Manufacturing
460 Albert Street
Macon, Georgia



- Business will relocate
- 70,000 sf total building area
- 17,000 sf of finished conditioned space, including office, printing, graphics and order processing
- Large warehouse/light manufacturing area
- 38 X 178 covered dock area
- Fenced 4.639 acre site
- Rail siding available

Note: Owner will also consider leasing back a portion depending upon buyer's requirements

Property Location:	460 Albert Street Macon, Georgia	Zoned:	M-1
Building Dimensions:	202' X 320'	Nearby Businesses:	Armstrong Cork, Carols Moving & Storage and I- Media
Column Spacing:	Row of columns 20 feet apart – run down middle of building. (100 feet from exterior walls)	Utilities:	<i>Water:</i> Macon-Bibb & Sewer Authority <i>Sewer:</i> Macon-Bibb & Sewer Authority <i>Gas:</i> Georgia Natural Gas <i>Heat:</i> Office Areas
Site Size:	4.639 Acres	Sprinkler:	Yes
Ceilings:	16' clear ceilings in warehouse. Exposed steel panels in warehouse. 14' ceiling tiles in office area.	Current Use:	Sign manufacturing/design print shop, bulk storage and distribution
Construction:		Other Features:	Fenced site, 30 X 178 covered dock area, ideal location convenient to all major traffic arteries.
Framing & Exterior Walls:	Pre-Engineered, Galvanized steel panels and steel frame.		
Floors:	Exposed concrete in warehouse		

Sale Price: \$1.4 million(\$20.00psf)
Lease Rate: \$2.15 psf (modified gross)

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

www.fickling.com



A Full Service Real Estate Company

COMMUNITY

CITY: Macon, Georgia MSA

COUNTIES: Bibb, Houston, Jones, Peach and Twiggs

2000 POPULATION: 338,800

MANUFACTURING EMPLOYMENT: 19,000 + 6,000 at RAFB

UNEMPLOYMENT: 11,000

UNEMPLOYMENT PERCENTAGE: 10.2%

INTERSTATE HWYS: I-75, I-475 and I-16

AREA COMPANIES: Geico, YKK, Brown & Williamson

Warner Robins AFB, Engelhard Corp.,
GA Farm Bureau, Riverwood Int'l, Trane Co.,
Keebler Co.

GROWTH:

1970	1980	1990	2000
226,780	272,945	291,079	322,549

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