

WAREHOUSE BUILDING FOR SALE OR LEASE

4480 OCMULGEE EAST BLVD

MACON, GEORGIA



BLDG SIZE: 37,015 sf:
Warehouse—33,515 sf
Office—3,500 sf

LOT SIZE: 3.8+/- Acres

ZONING: M-2, Heavy Industrial

BUILT: 1981

LOCATION: Located in the Ocmulgee East Industrial Park just off I-16 at a signaled intersection. Convenient to downtown Macon.

Traffic Count: 10,780 vehicles per day

Construction: Brick & concrete block

Ceiling Heights: 16' to lights & sprinkler system
18' + to metal deck supports

Electrical: Three phase power

Heating: Suspended gas heaters in warehouse

Sprinklers: Totally sprinkled

Dock Doors: Three drive-in doors on grade
One dock-high loading area
Two bay truck repair area

Improvements: Open warehouse area with 3500 sf office area. Owner sale and lease price includes new roof, paint and rehab of the premises. Call agent for "As is" price.



Lease Price: \$2.50 psf NNN
Sale Price: \$675,000



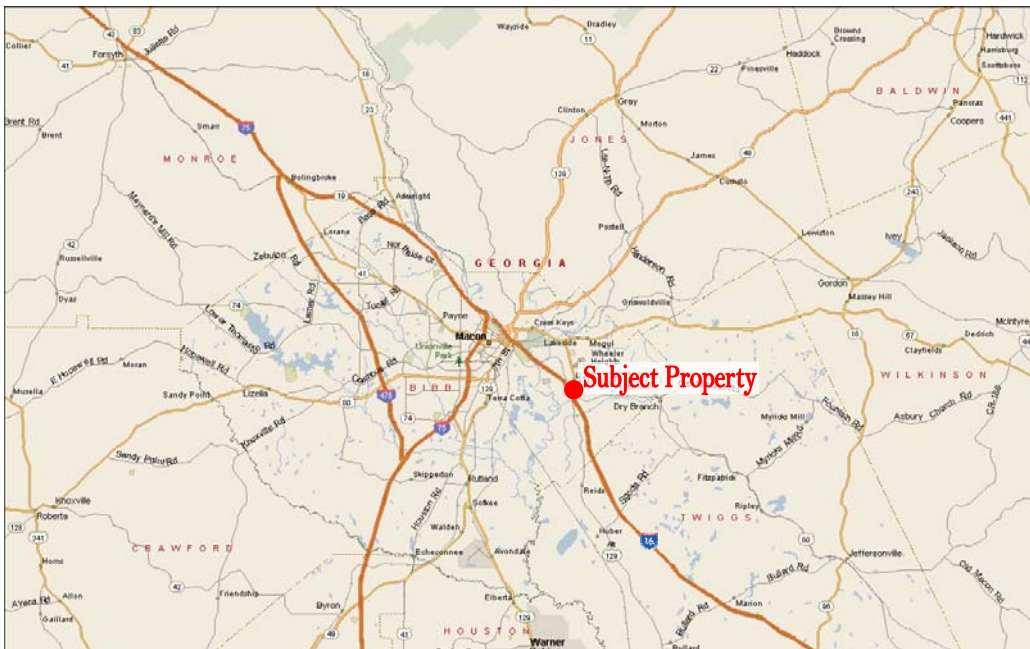
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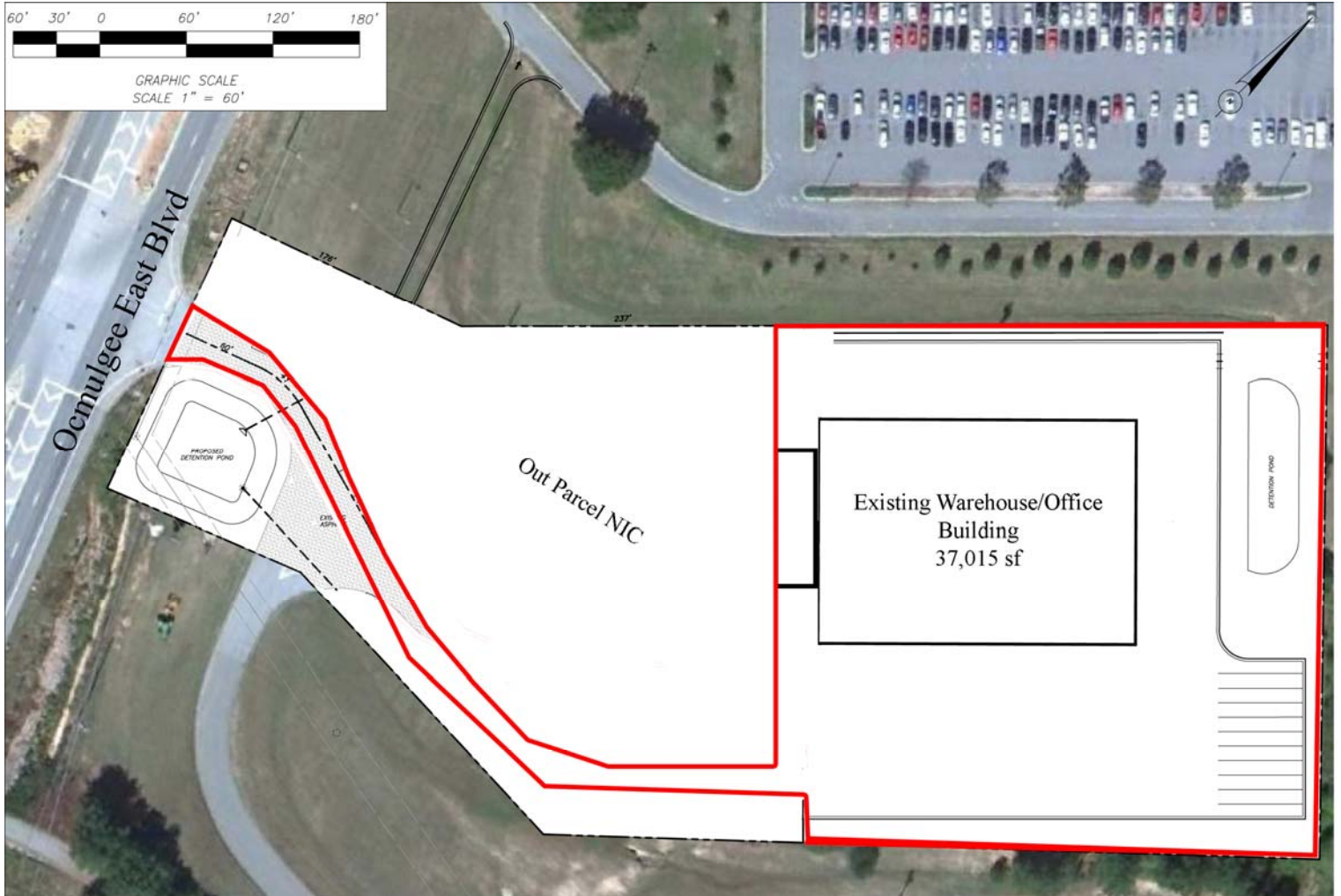
- Neighbors Include:**
- GEICO
 - Middle Georgia Food Bank
 - YKK



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