

**FOR SALE – Office/Warehouse/Shop**  
**3227 Gray Highway**  
**Gray, GA 31032 (Jones County)**



Summary

Area Info

Photos

Floor Plans

Aerial



**CONTACT**

**Patty Burns, CCIM, ALC**  
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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	3227 Gray Highway Gray, GA 31032
<b>County:</b>	Jones
<b>Year Built:</b>	1985
<b>Total Size:</b>	4,476 SF Office: 1,776 SF Warehouse: 2,700 SF
<b>Utilities:</b>	County water & septic, propane tank
<b>Parking:</b>	Concrete
<b>Loading Docks:</b>	Dock high & drive in – 12' X12" (2) Dock high pole barn (covered) – loading platform
<b>Traffic Count:</b>	Gray Highway – 35,300

### SITE

<b>Site Size:</b>	3.43 Acres
<b>Parcel ID:</b>	J58 00 188
<b>Zoning:</b>	RR Rural Residential
<b>Taxes:</b>	\$3,783.12 (Jones County)
<b>Frontage:</b>	300'±
<b>Depth:</b>	500'±

**Reduced Price: \$225,000**

~~**Sale Price: \$250,000**~~

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### LOCATION

Convenient to both Macon and Gray. Surrounding neighbors include Rock Creek Fire Station, Sonrise Inn, Greenwood Baptist Church, Greene's Water Wells, and Dollar General.



### NOTES

Ideal location for a service company (HVAC, plumbing, electrical). Office area has file room, reception/lobby, 4 offices, and 336 SF finished storage area. Warehouse has gas heat, shelving, and tool crib. All office furniture is negotiable.

Demographics 2023	3 Miles	5 Miles	10 Miles
Population	3,028	21,858	120,314
Avg HH Income	\$118,465	\$70,413	\$79,005
Median Age	41.9	39.0	37.3

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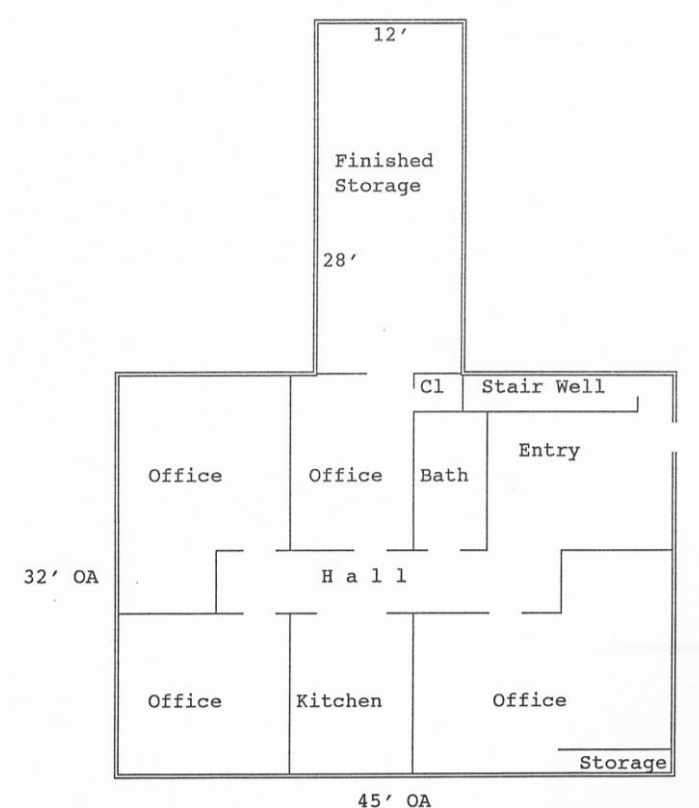
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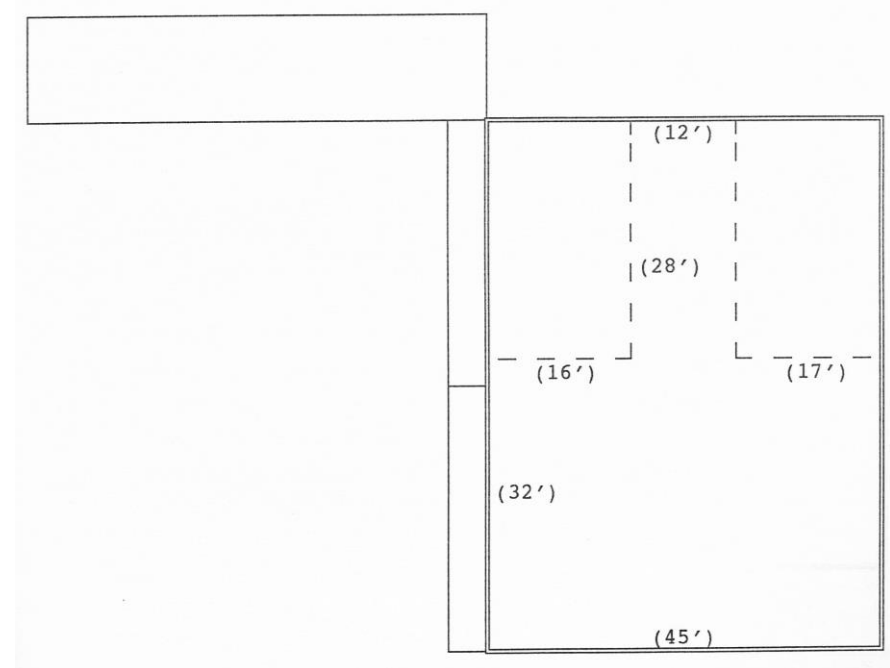


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**OFFICE FLOOR PLAN**



**WAREHOUSE FLOOR PLAN**



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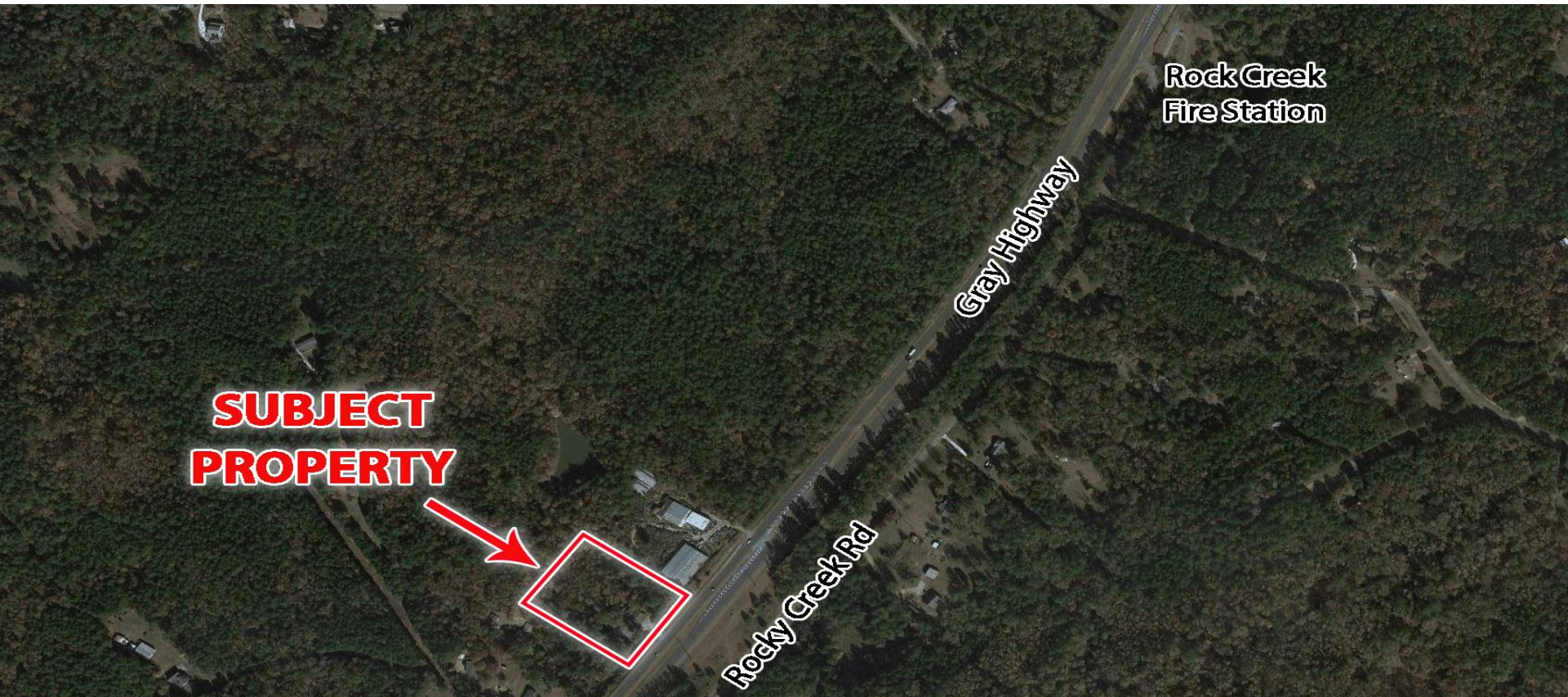
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## PROPERTY AERIAL



**SUBJECT  
PROPERTY**

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