

Industrial Property For Sale

2125 Seventh Street
Macon, GA 31206



Aerial

Summary

Area Info

Photos

Site Map



**SUBJECT
PROPERTY**

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@fickling.com

Jonathan Schuemann
478-746-9421 Office
561-676-4633 Cell
jonathan@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

www.georgiacommercialrealestate.net

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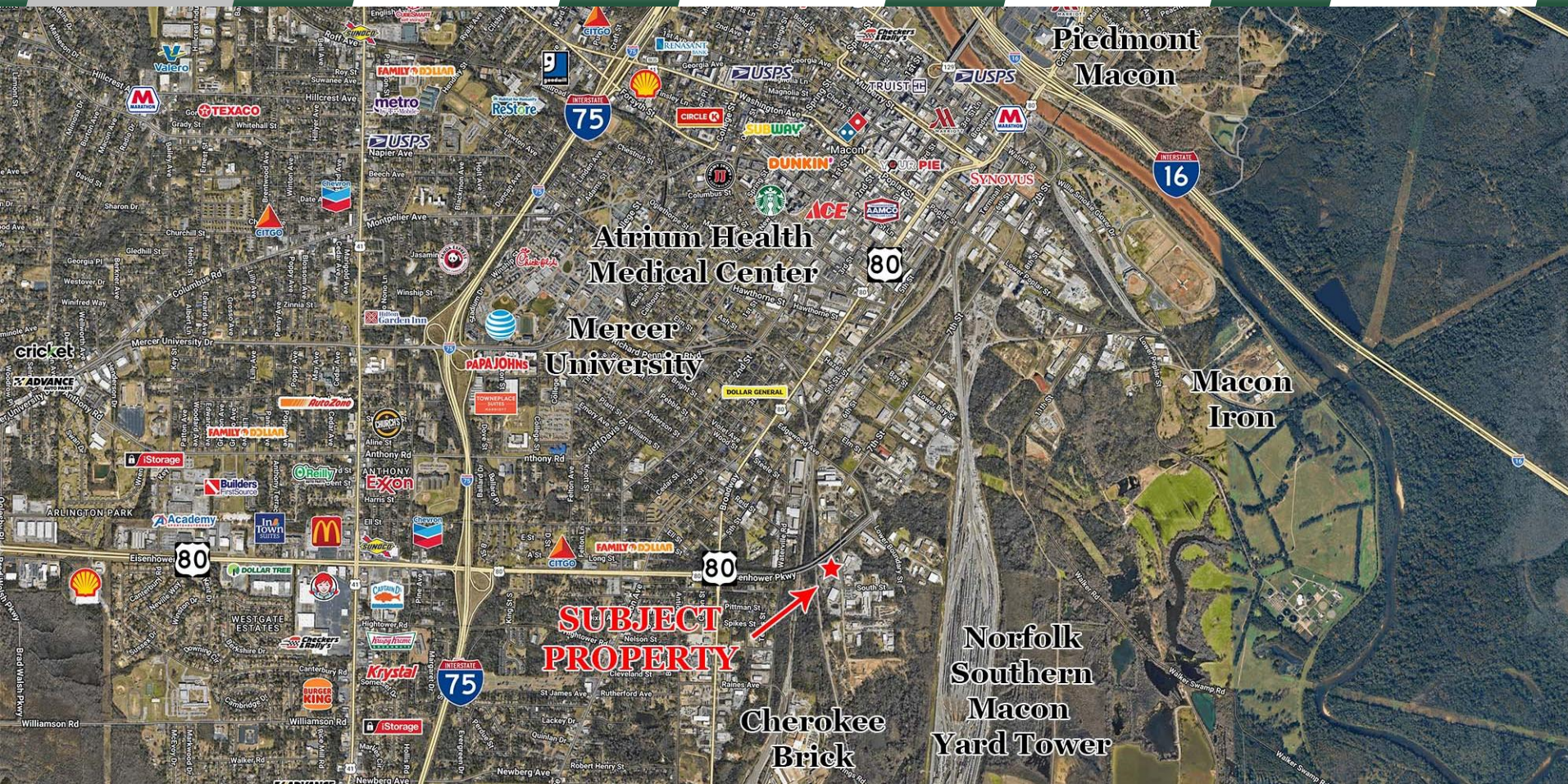
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PROPERTY INFORMATION

BUILDING

Property Address:

2125 Seventh Street

Macon, GA 31206

County:

Bibb

Available Size:

211,702± SF

Utilities:

All Available

Taxes:

\$6,589.72

Traffic Count:

Eisenhower Pkwy – 10,550 VPD

Seventh St – 1,200 VPD

SITE

Site Size:

4.86± AC

Parcel ID:

Q092-0016

Zoning:

M-2

SALE PRICE: \$1,400,000

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	2,178	35,016	77,352
Avg HH Income	\$32,555	\$52,777	\$59,675
Median Age	33.7	34.0	34.5

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SITE

Property offers value-add industrial opportunity in Macon, Georgia, featuring approximately 63,852 SF of warehouse and industrial space situated on 4.86± acres. Zoned M-2, the property includes multiple warehouse areas with wall heights ranging from approximately 14' to 30', multiple dock-high loading doors, substantial paved yard and parking areas, chain-link fencing, and existing utility infrastructure. The property has been vacant and is in need of significant cleanup and renovation, creating an opportunity for an owner-user, investor, or developer to reposition the facility for warehouse, manufacturing, distribution, contractor, or other industrial uses. Offered at \$1,400,000, the property provides a low acquisition basis of approximately \$22 per square foot.

LOCATIONS

Property located on Seventh Street in major industrial corridor within Macon. Site has convenient access to Downtown Macon, I-75, I-16, and Eisenhower Parkway (US 80). Notable neighbors include UPS, Macon Awning & Canvas Supply, Collins Manufacturing Company, Industrial Alloy Supply, Norfolk Southern Macon Yard Tower, Macon Iron, Jiffy Lube, O'Reilly Auto Parts, Wendy's, McDonald's, Starbucks, Chick-fil-a, Zaxby's, and many more.

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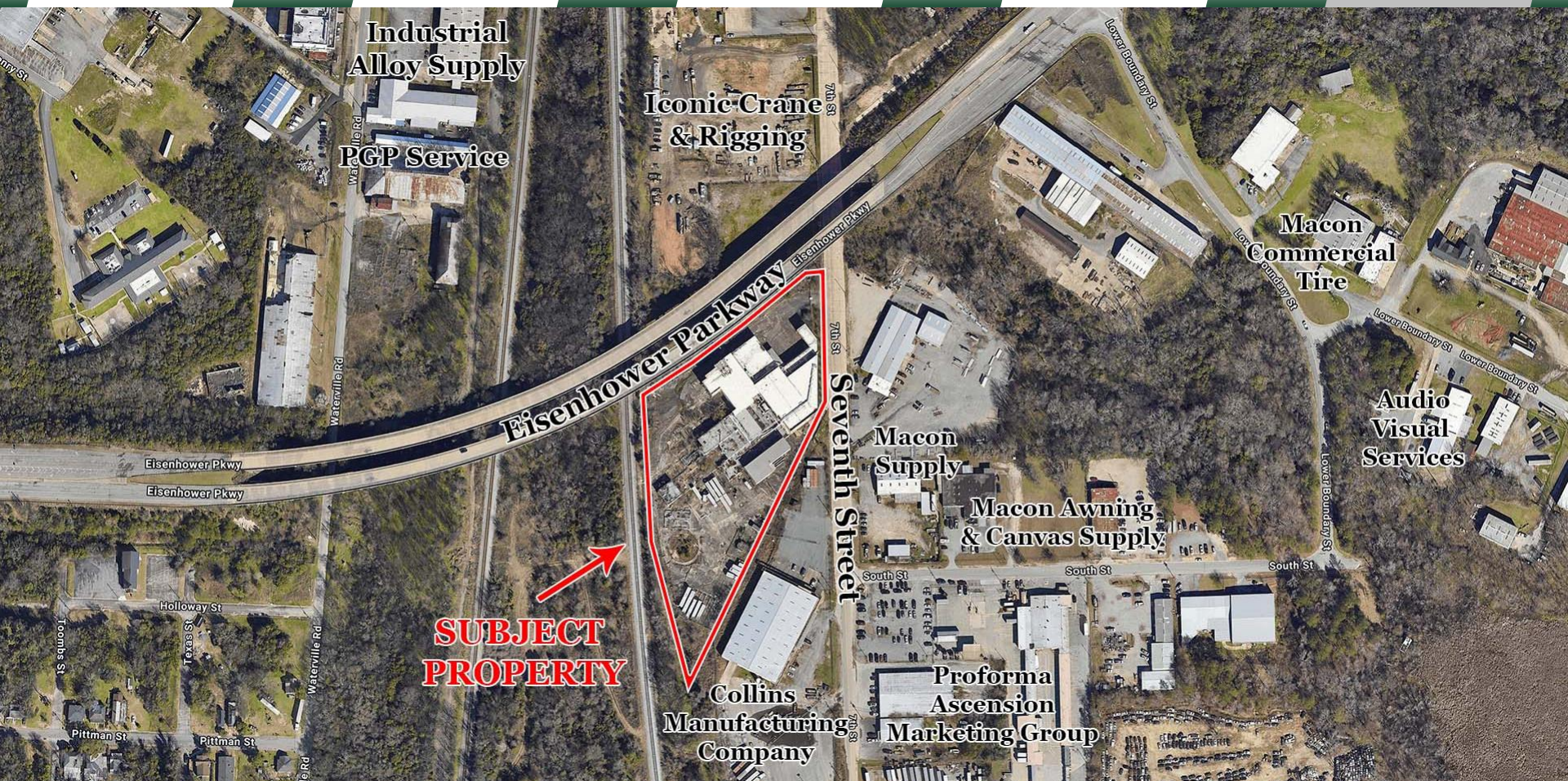
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