

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

## Warehouse/Storage Facility For Sale 606 Ball Street · Perry, GA



## Sale Price: \$175,000

Property Size: 18,235 sf in 7 buildings, loading dock & other site improvements

Storage Units:

72 units: 20—5x10 18—10x10 4—10x15 3—15x20

- 25—10x20
- 2—20x20
- Lot Size: 2.9 acres
  - **Built:** 1950, 1980 & 1986
- Zoning: M-2
- Utilities: City water and sewer
  - **Notes:** This self storage facility is currently OPEN for business. 8 units are currently rented.







Contact Tríp Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421 trip@fickling.com or patty@fickling.com See detailed property information at www.Fickling.com



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- Bldg 1: 3,643 sf office space with some warehouse space. Building has a wood siding exterior and asphalt shingle roof.
- Bldg 2: 3,200 sf warehouse with an overhead door and ramp area. Building is a steel structure with metal panel exterior walls and roof, and 12' ceilings.
- Bldg 3: 792 sf warehouse with an attached loading dock area accessed via an overhead door. Building has wood and metal exterior walls an asphalt shingle roof, and 10' ceilings.
- Bldg 4: 2,400 sf multi-unit, selfstorage building with

Bidg 7 Bidg 7 Bidg 3 Bidg 4 Bidg 4 Bidg 2 Bidg 2 Bidg 3

overhead doors. Building is a steel structure with metal panel exterior walls and roof, and 8' ceilings.

- **Bidg 5:** 2,900 sf multi-unit self-storage building with overhead doors. Building is an L-shaped steel structure with metal panel exterior walls and roof, and 8' ceilings.
- **Bidg 6:** 2,000 sf multi-unit self-storage building with overhead doors. Building is an L-shaped steel structure with metal panel exterior walls and roof, and 8' ceilings.
- **Bidg 7:** 3,300 sf multi-unit, self-storage building with overhead doors and metal access doors. Building has concrete block walls, asphalt shingle roof, and 8' ceilings.

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