

**For Sale-Warehouse/Office
3035 Avon Rd.
Macon, GA.**



- Tract Size:** 4.75 acres
Building Size: 5,000 total sf
1,000 sf office
1,000 sf apartment on mezzanine level
3,800 sf warehouse
Depth: 360' on Avon Rd.
Depth: 380'
Ceiling Height: 16' eave height/18' center
Utilities: city water & septic
Topography: Flat
Year Built: 1985
Zoning: PPI (planned development industrial)
Loading Docks: 2 road grade (15'x17') & (10'x10')

Notes: Property is located at the cul-de-sac of Avon Rd. The additional land can be cleared and developed. Ideal for a small industrial park. Convenient to Macon Middle Georgia Airport (2.5 miles) and close to Macon (3 miles) and Warner Robins (5 miles).

~~**Sale Price: \$225,000**~~

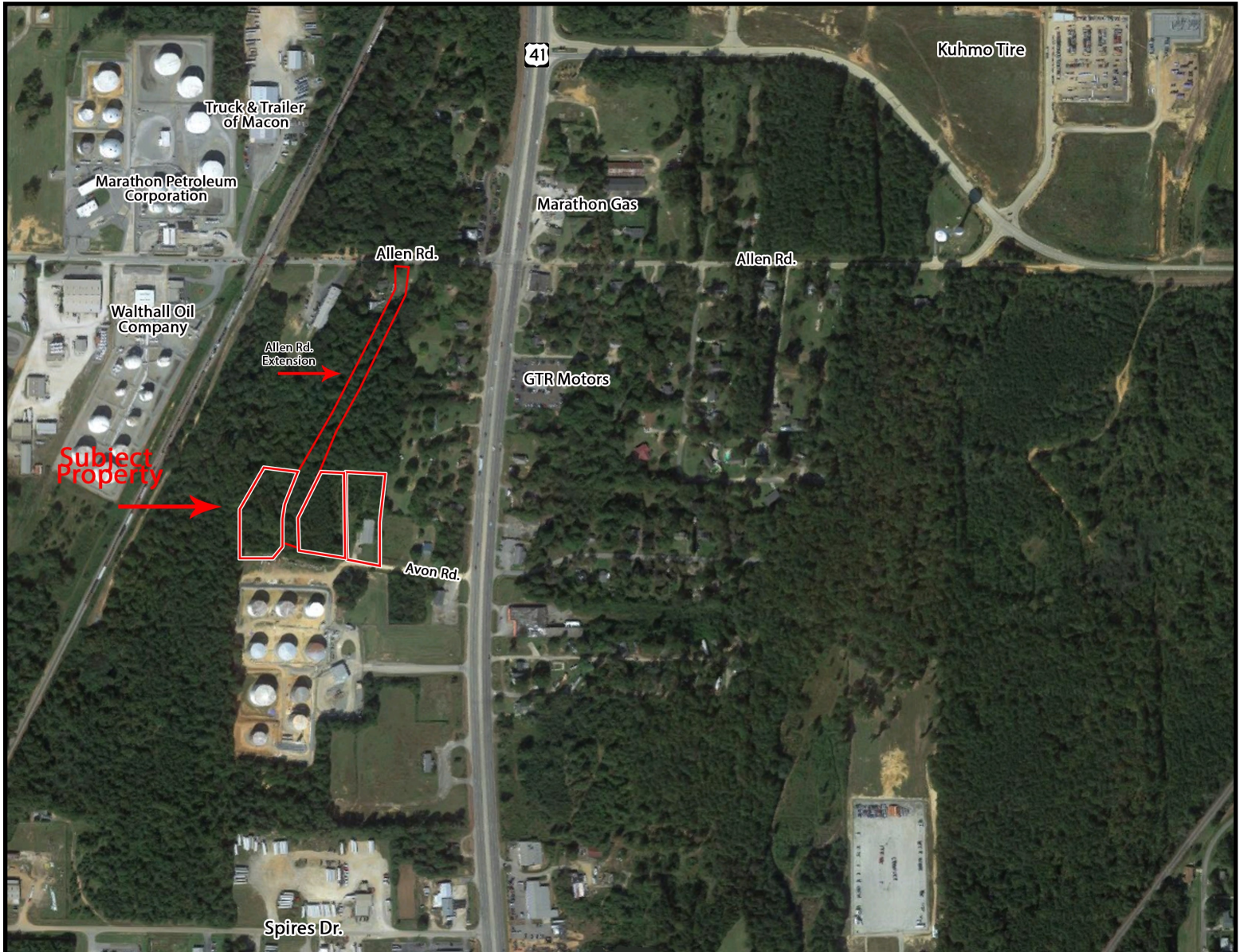
Price Reduced: \$160,000

Contact Trip Wilhoit, CCIM or Patty Burns, CCIM 478-746-9421

trip@fickling.com or patty@fickling.com

See detailed property information at www.fickling.com

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