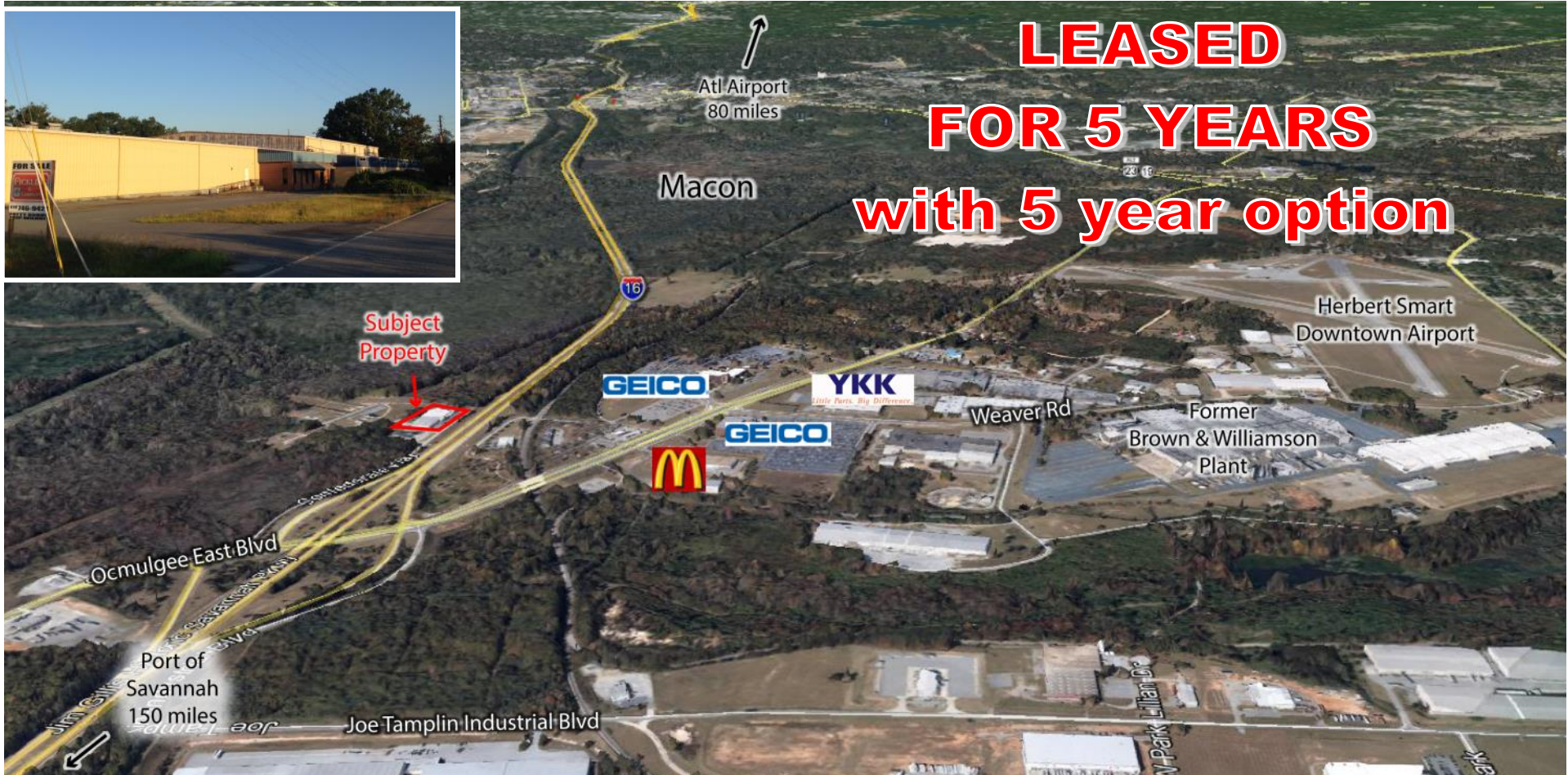


# INCOME PRODUCING/INVESTMENT - NNN - Office/Warehouse For Sale

4345 Confederate Way | Macon, GA

±61,452 SF on ±3.14 Acres



## Sale Price: \$1,200,000

For information, contact:

**Trip Wilhoit, CCIM, ALC**   **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

See detailed property information at [www.Fickling.com](http://www.Fickling.com)

**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](http://www.fickling.com)

 **FICKLING & COMPANY**  
A Full Service Real Estate Company

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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4345 Confederate Way | Macon, GA

- Bldg Size:** 61,452 sf Office/Warehouse Bldg
- 3,960 sf office consisting of 6 offices, open office area, break room, 2 restrooms, and storage room.
  - 57,492 sf Warehouse consisting of open warehouse space, two pre-manufactured offices, 2 restrooms, 360 sf wooden mezzanine area.
- Lot Size:** 3.14 acres
- Built:** 1977
- Ceiling Hts:** Low end: 20' eave, 22' center  
High end: 28' eave, 32' center
- Construction:** Walls: metal frame & brick  
Roof: standing seam metal  
Floor: concrete
- Lighting:** Fluorescent and sky lights
- Docks:** 1—on-grade/roll-up/drive-in doors  
12—dock-high
- Fire Protection:** High capacity sprinklers
- Parking:** 27 asphalt spaces with room for expansion
- Utilities:** All utilities available to site.  
Electricity: 240v, 250v, 480v and 600v
- Security System:** Yes
- Floorplan:** See floorplan attached
- Notes:** This building has been leased for 5 years with a 5 year option for a manufacturing facility to a local businesses. Call for details regarding the lease.



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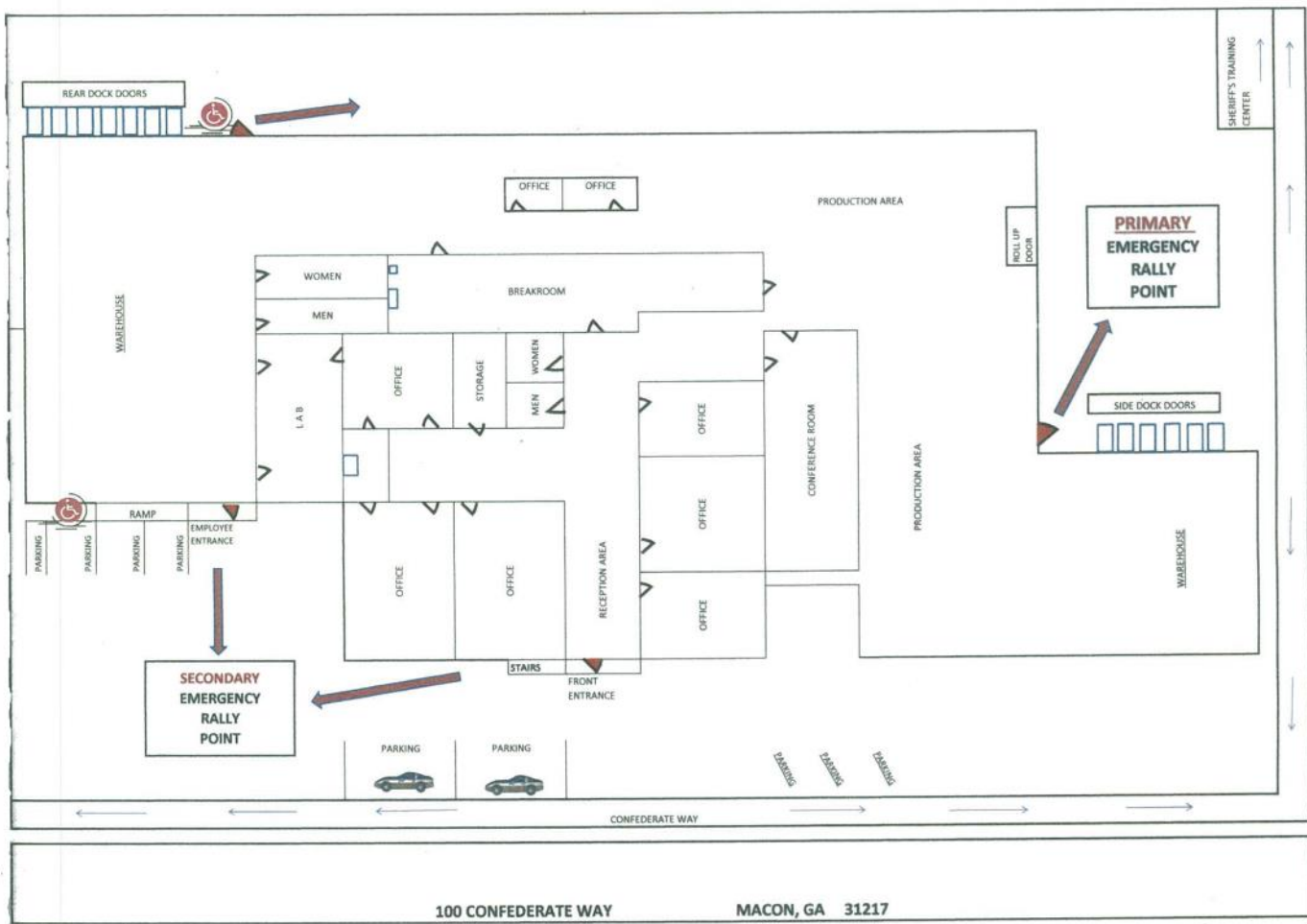
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