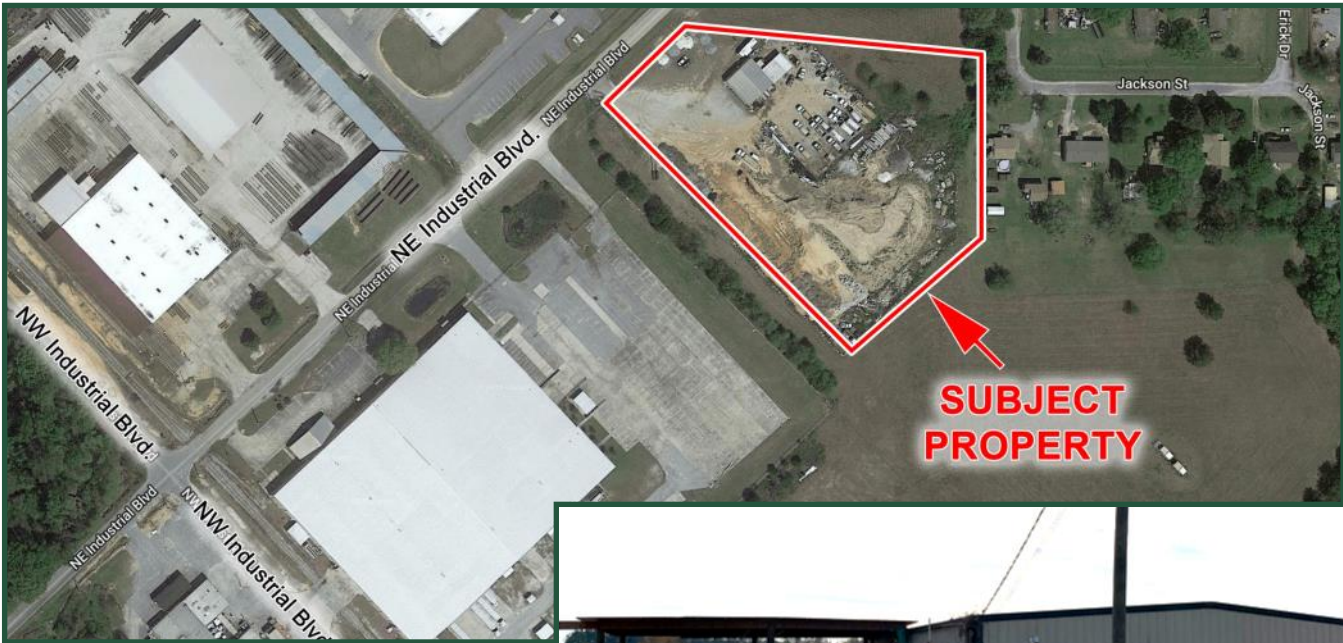


# LAND FOR SALE

7522 NE Industrial Blvd.

Macon, GA 31216



**Lot Size:** 4.07 Acres  
**Building Size:** 2,500 SF  
1,250 sf office space  
1,250 sf warehouse space

**Zoning:** M-1

**Utilities:** County Water & Sewer

**Notes:** Property consists of 4.07 acres with 2,500 sf office & warehouse space (1,250 sf office space, 1,250 sf warehouse space). Office space consists of 2 offices with reception area, 1 conference room/workroom, 1 breakroom, 1 storage room, 2 bathrooms, and 25' x 30' covered shed attached to building. Warehouse space has 1 14' x 10' roll up door. Laydown yard beside warehouse is fenced in. Fence does not indicate property line.

**Highlights:**

- Excellent industrial area growth potential
- Nearby businesses include Schwartz Precision Manufacturing, Panaprint Inc., Nichiha USA, Diamond Plastics, Middle Georgia Regional Airport, Greenbrier Rail Services, Solenis, Polymer Valley Chemicals, and Taskmaster Components.

## Sale Price: \$175,000

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-954-2159 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)



# LAND FOR SALE

7522 NE Industrial Blvd.

Macon, GA 31216



## Aerial



- 1. Middle Georgia Regional Airport
- 2. Schwartz Precision Manufacturing
- 3. Nichiha USA
- 4. Panaprint, Inc.
- 5. Diamond Plastics
- 6. Greenbrier Rail Services
- 7. Taskmaster Components
- 8. Solenis
- 9. Polymer Valley Chemicals

**SUBJECT  
PROPERTY**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-954-2159 (C)  
patty@fickling.com

**commercial.fickling.com**

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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



# LAND FOR SALE

7522 NE Industrial Blvd.

Macon, GA 31216



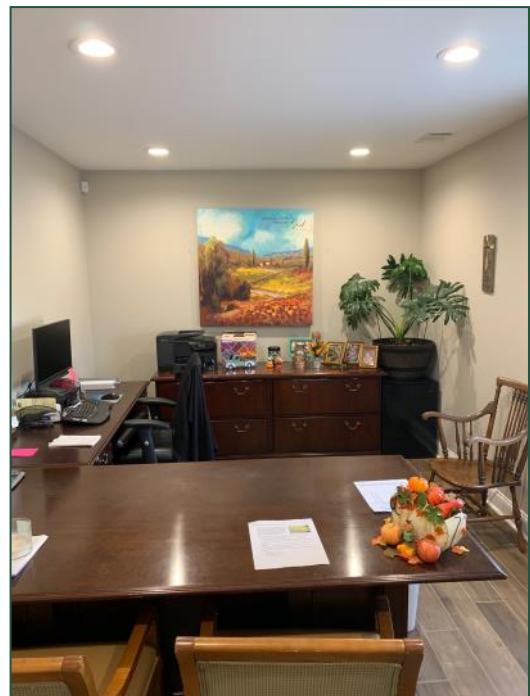
**Warehouse**



**Break Room**



**Conference Room/Workroom**



**Office**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
[trip@fickling.com](mailto:trip@fickling.com)

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-954-2159 (C)  
[patty@fickling.com](mailto:patty@fickling.com)

**[commercial.fickling.com](http://commercial.fickling.com)**