

Industrial Land Available

Fenced and Graveled

7516 Northeast Industrial Blvd

Macon, GA 31216



*All measurements and all calculations of area are approximate and not guaranteed

PROPERTY SIZE: Approximately 2.42 Acres Fenced and Graveled

UTILITIES: All Available

ZONING: M-1

IMPROVEMENTS: Fenced and gravelled lot

TRAFFIC: 5,690 VPD

TAXES: \$551.76 (2021 est.)

NOTES: ±500' frontage on NE Industrial Boulevard. Level topography with adequate drainage.

USES: Ideal for truck parking, or will develop.

LOCATION: Located in Macon's Airport Industrial Park.

NEARBY BUSINESSES: Schwartz Precision Manufacturing, Nichiha USA, Diamond Plastics, Middle Georgia Regional Airport, Solenis, Polymer Valley Chemicals, and Taskmaster Components.

Sale Price: \$295,000

Lease Price: \$3,200/Month NNN

(Owner will improve for qualified Tenant)

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O) | 478-737-3381 (C)
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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

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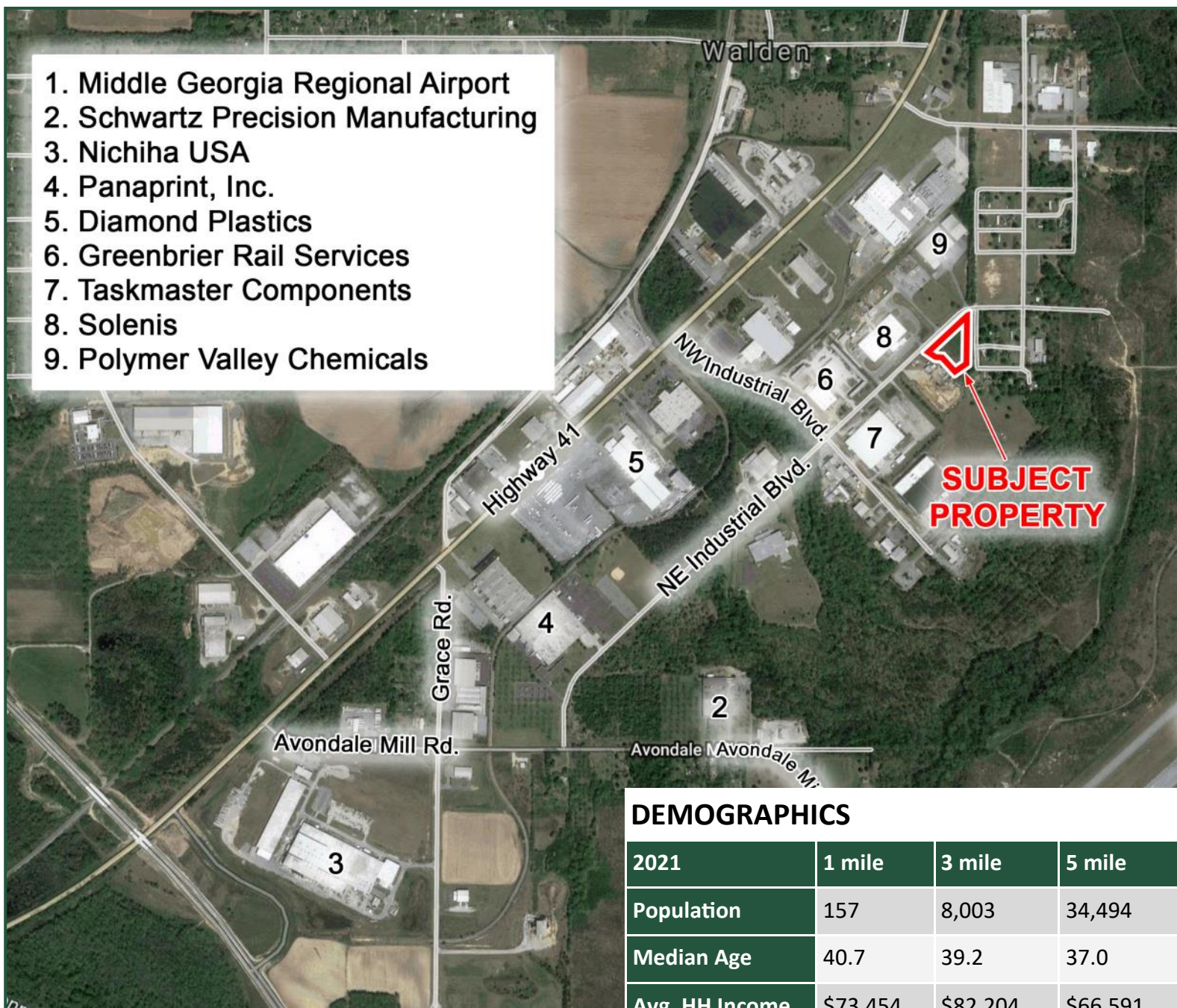
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1. Middle Georgia Regional Airport
2. Schwartz Precision Manufacturing
3. Nichiha USA
4. Panaprint, Inc.
5. Diamond Plastics
6. Greenbrier Rail Services
7. Taskmaster Components
8. Solenis
9. Polymer Valley Chemicals



DEMOGRAPHICS

2021	1 mile	3 mile	5 mile
Population	157	8,003	34,494
Median Age	40.7	39.2	37.0
Avg. HH Income	\$73,454	\$82,204	\$66,591

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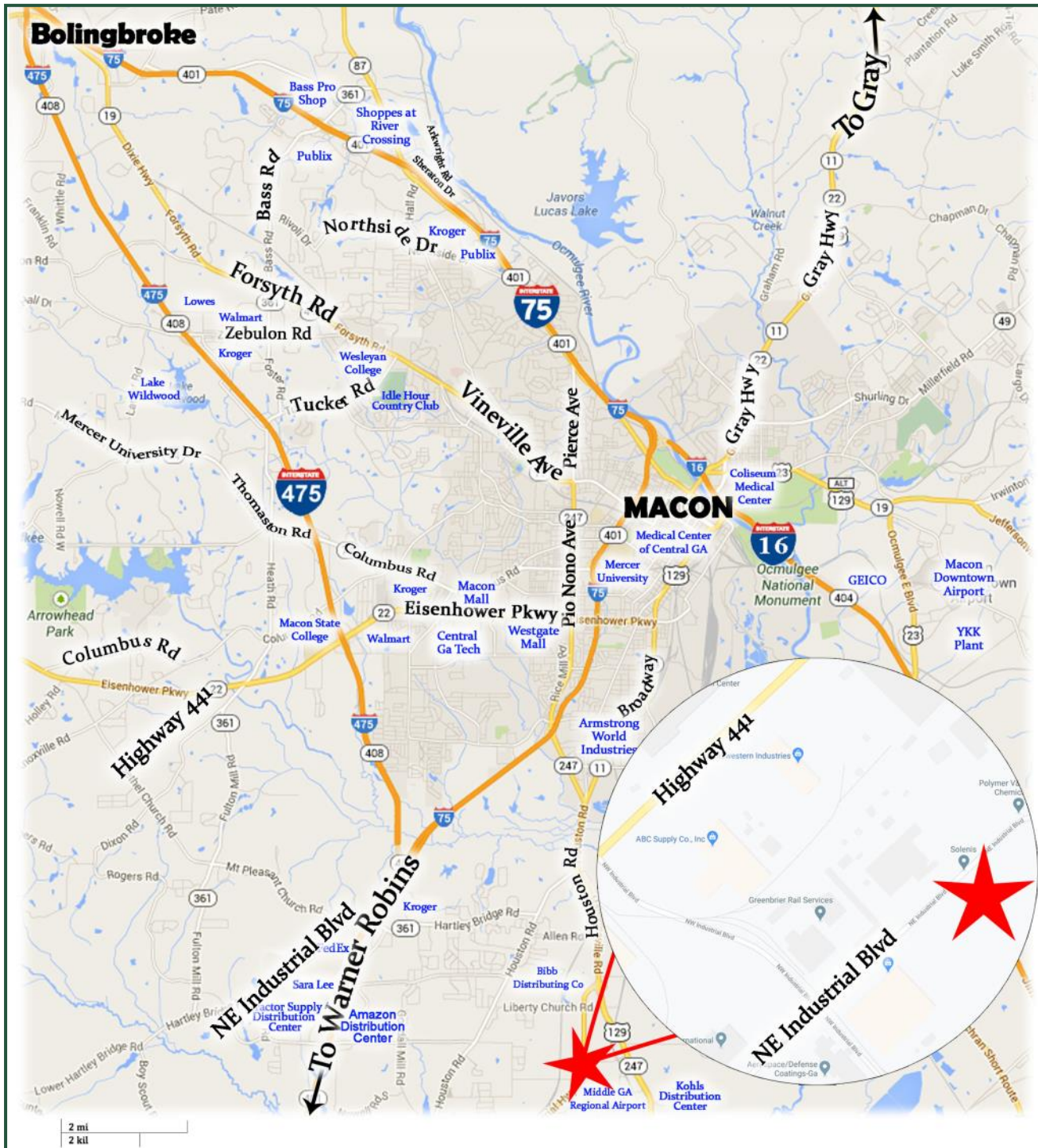


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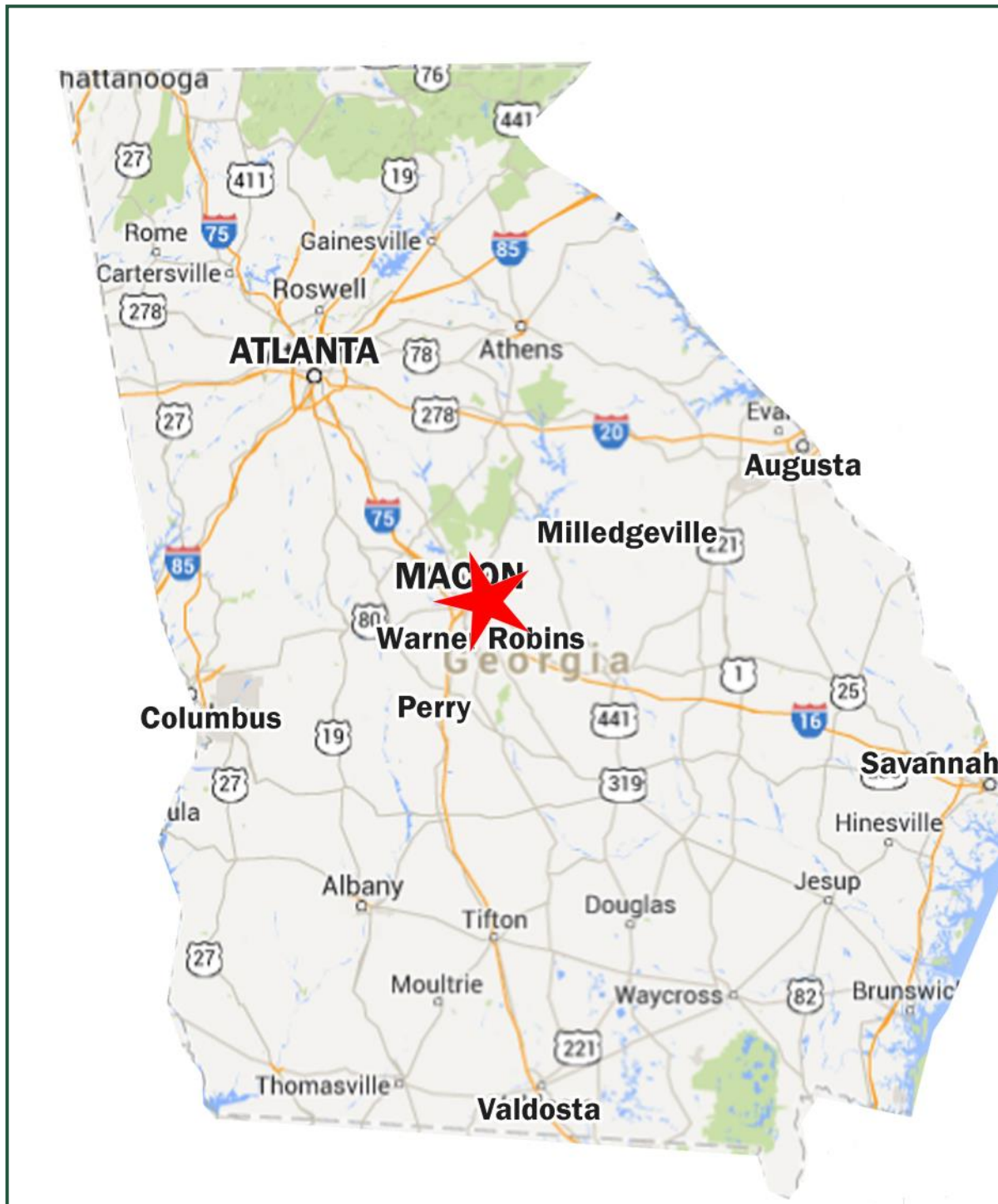
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