

For Sale or Lease - 3 Buildings Totaling 24,230 SF under roof on 4.92 Acres

2255 Gray Highway

Macon, GA 31211



Summary

Improvements

Photos

Aerial

Site Map



~~Offering Price: \$950,000~~ | **REDUCED PRICE: \$595,000**

Lease Price: \$6,000/Month NNN

CONTACT

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PROPERTY INFORMATION

BUILDING:

- **Price is drastically reduced for a quick sale.**
- Ideal opportunity for developer or owner/user that can build out space into business' specs.
- 4.92 acres with 2± acres paved and fenced.
- Three buildings totaling over 24,230 SF offered together.
- Located in a high traffic area on Highway 129/Gray Highway which is a major East/West corridor between Macon, Gray, and Milledgeville, GA.
- Dock and ground level doors
- Taxes \$9,203.35 (Est. 2024)
- Traffic Count: 20,704 Vehicles per day on Gray Highway.
- Utilities: Public water and sewer

SITE:

Acres:	4.92 AC
Parcel ID:	S053-0015
Zoning:	C-2

SQUARE FOOTAGE ITEMIZATION:

Building A (Main Building):	13,650 SF
	Including covered canopy
Building B (Freezer Building):	5,900 SF
	Includes dock area
Building C (Service Building):	4,680 SF
Total Building Area:	24,230 SF

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BACKGROUND INFORMATION:

The property served as a dairy products distribution facility for more than 50 years. After the last tenant vacated in 2022, the utilities and security were inactivated and the three buildings were severely damaged by theft and vandalism, including the destruction of cooling equipment and electrical lines. While the owner was in negotiations with the insurance company over the past few years, the property continued to deteriorate, as shown in the photos. However, the buildings themselves appear to be in good structural condition, presenting a strong potential for redevelopment or renovation.

Building A - Approximately 13,650 SF, including approximately 8,775 SF covered canopy area where coolers are located.

Building B - Approximately 5,900 SF including 480 SF dock area.

Building C - Approximately 4,680 SF

LOCATION INFORMATION:

The property is located on Highway 129/Gray Highway, which is the major east/west corridor between Macon, Gray, and Milledgeville, GA. It is conveniently located approximately 3± miles from Interstate 16 that connects to Interstate 75, 4± miles from Downtown Macon; 10± miles from Gray, GA; and 29± miles from Milledgeville, GA.

AREA INFORMATION:

Macon is centrally located in Georgia, approximately 85 miles southeast of Atlanta and 165 miles west of Savannah. Macon offers access to rail, road and air supply lines. It is strategically located to provide easy access to nearby cities since it is connected by three major interstate highways: I-16, which links to Savannah and the coast; I-75, connecting Atlanta to the north and Valdosta to the south; and I-475, a bypass around the city.

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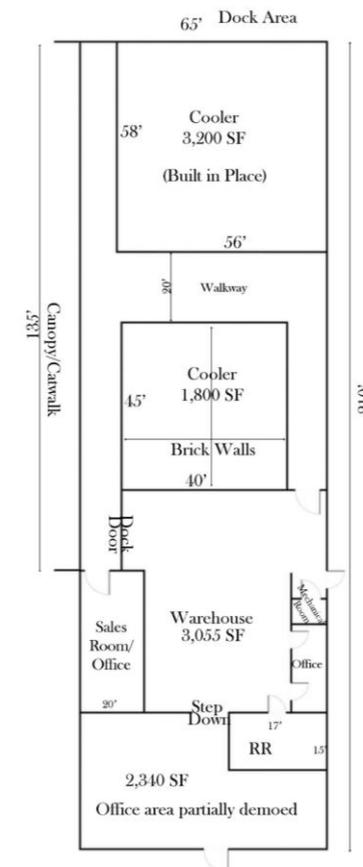
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BUILDING A: 13,650 SF MAIN BUILDING

PROPERTY DESCRIPTION:

- The main building was built in 1968 and fronts Gray Highway, It has a total of approximately 13,650 SF under roof.
- Ceiling height is 13'
- The floorplan includes an office section with approximately 2,340 SF and is partially demoed. It is at a lower elevation than the rest of the building so there are steps leading to warehouse area.
- The warehouse section has approximately 3,055 SF with side loading area.
- A covered canopy totals approximately 8,775 SF, with coolers constructed within that area. The front cooler has brick walls to the ceiling.
- The coolers can be removed to open the covered canopy, or the covered canopy can be enclosed to allow for storage or distribution.

FLOORPLAN



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BUILDING A: 16,140 SF MAIN BUILDING PHOTOS



Gray Highway Frontage



Loading Docks

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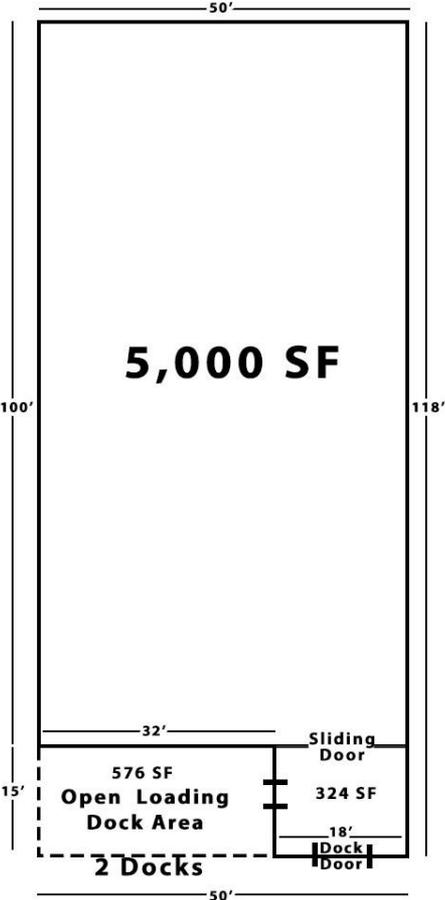
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BUILDING B: FREEZER BUILDING 5,900 SF

PROPERTY DESCRIPTION:

- Ceiling height is 13'
- The freezer building was built in 2003 and fronts Gray Highway.
- The building comprises a total of approximately 5,900 SF, including a 576 SF dock area that can accommodate 2 dock spaces, plus one dock in the enclosed area.
- The structure was originally built as a freezer and could be converted back into a freezer space by adding equipment.
- All equipment is missing.



Rear of Building B



Loading Area of Building B

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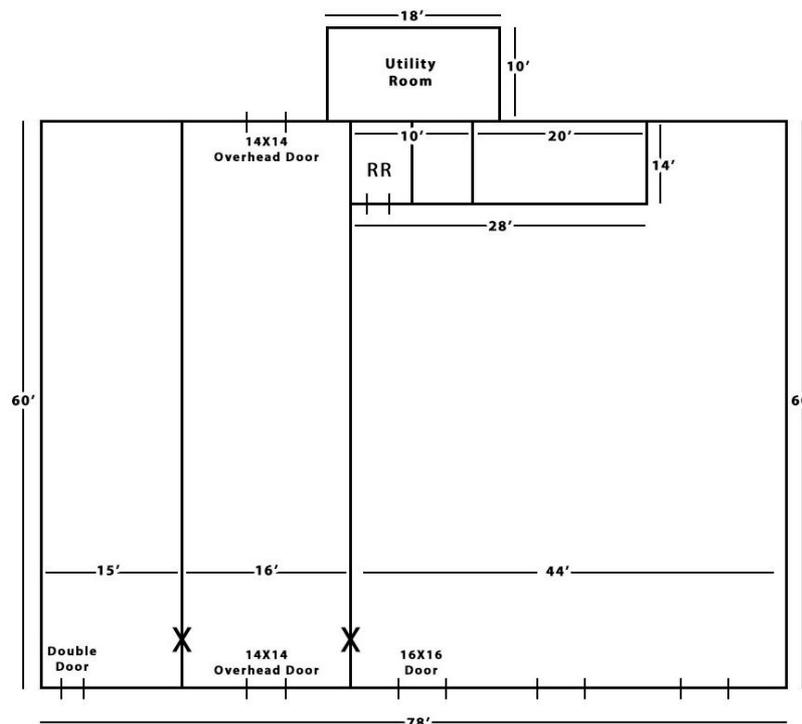
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BUILDING C: FORMER TRUCKING SERVICE BUILDING 4,680 SF UNDER ROOF

PROPERTY DESCRIPTION:

- Ceiling height is 16'
- Service building located in rear of property.
- Former truck service facility .
- Building features 5 overhead doors all approximately 14'X14'.
- Some of the doors are damaged and will need to be replaced.



Front/side view



Rear



Service Area

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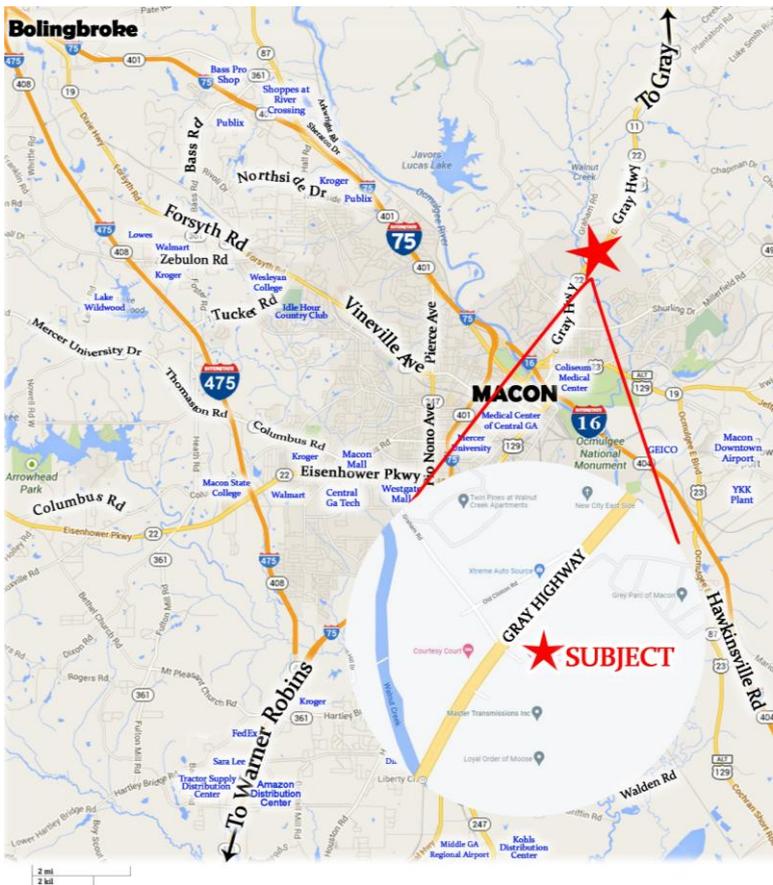
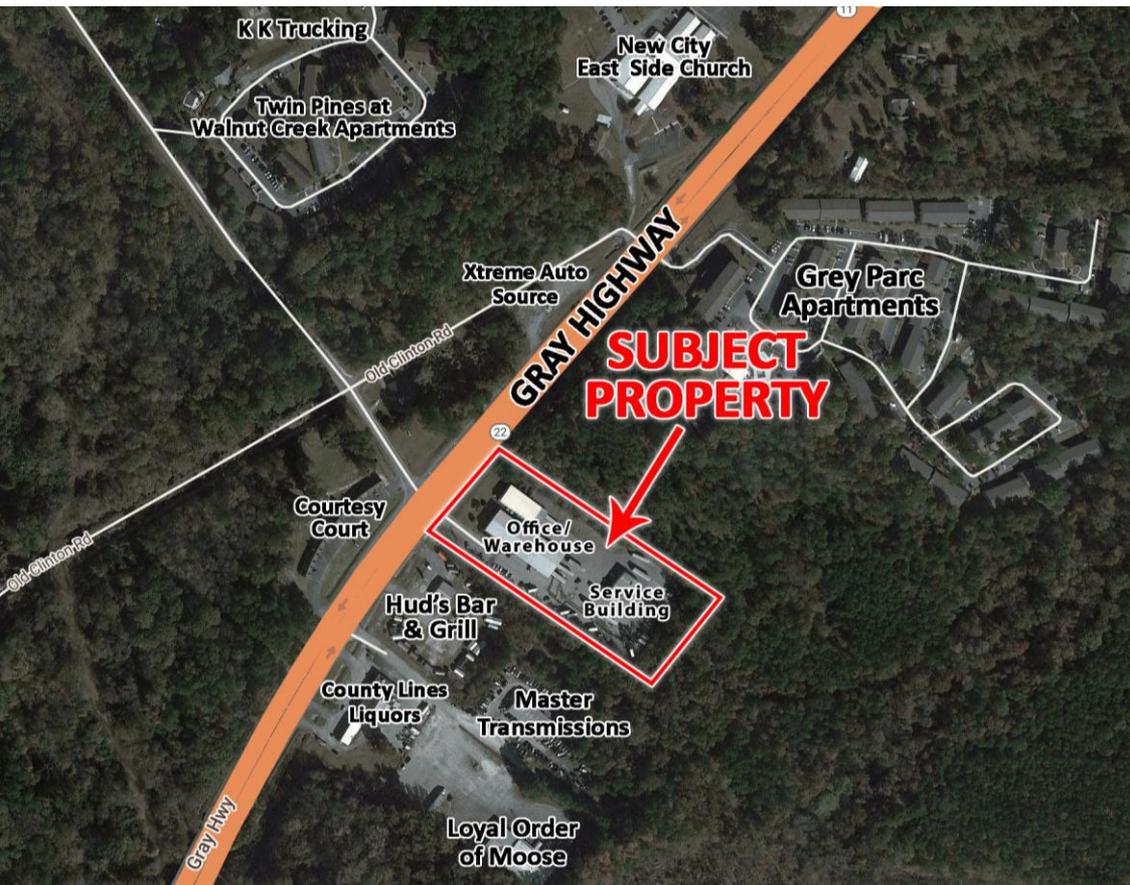
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