

# Warehouse Space with Truck Yard & Maintenance Building

2255 Gray Highway  
Macon, GA 31211



Summary

Improvements

Photos

Aerial

Site Map



## CONTACT

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577 Mulberry St, Suite 1100  
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## PROPERTY INFORMATION

### BUILDING:

<b>Property Address:</b>	2255 Gray Highway Macon, GA 31211
<b>County:</b>	Bibb
<b>Total Size:</b>	20,276 SF
<b>Ceiling Height:</b>	Office Area – 9’ ft Cooler – 10’ ft Service Building – 16’ ft Warehouse, Freezer & Loading Docks – 13’ ft
<b>Utilities:</b>	Municipal water & sewer
<b>Taxes:</b>	\$12,690.35 (2023)
<b>Traffic Count:</b>	20,400 Vehicles per day

### SITE:

<b>Acres:</b>	4.92 AC
<b>Parcel ID:</b>	S053-0015
<b>Zoning:</b>	C-2

### SQUARE FOOTAGE ITEMIZATION:

Office Warehouse Space:	6,886 SF
Rear Service Building:	5,120 SF
Cooler Space (No Equipment):	3,000 SF
Freezer Space (No Equipment):	5,270 SF
<b>Total Building Area:</b>	<b>20,276 SF</b>

**Offering Price: \$950,000**  
**Lease Price: \$7,000/Month NNN**

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**PROPERTY INFORMATION**

**NOTES:**

- Freezer and cooler equipment has been removed.
- Lot is mostly paved and fenced, with controlled access. Municipal water and sewer is available to site.
- Ideal for use as semi-truck trailer or other outdoor storage.



**Dry Storage**

**LOCATION:**

Located on Gray Highway, which is the main corridor between Macon, Gray, and Milledgeville. Property is 3 miles from the I-16 and I-75 interchange, allowing for easy access to the main thoroughfares from Macon to Savannah (I-16) and Atlanta (I-75).

Demographics 2023	1 Mile	3 Miles	5 Miles
Population	1,655	20,201	56,556
Avg HH Income	\$70,006	\$47,314	\$62,197
Median Age	34.8	38.3	36.9

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Dry Storage



Loading Dock



Rear Service Building



Rear Loading Area

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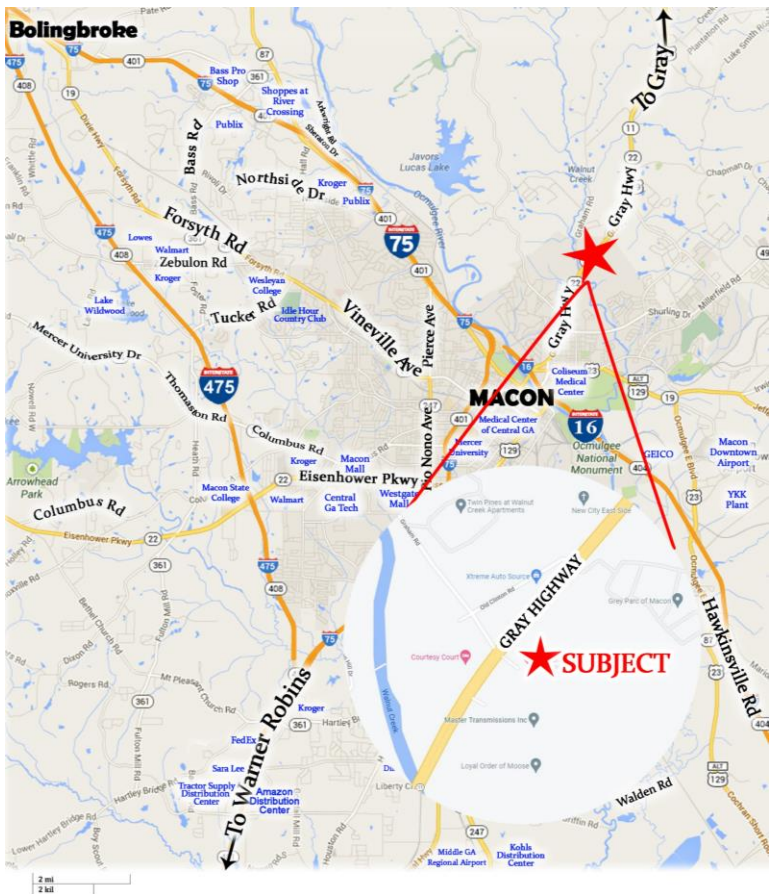
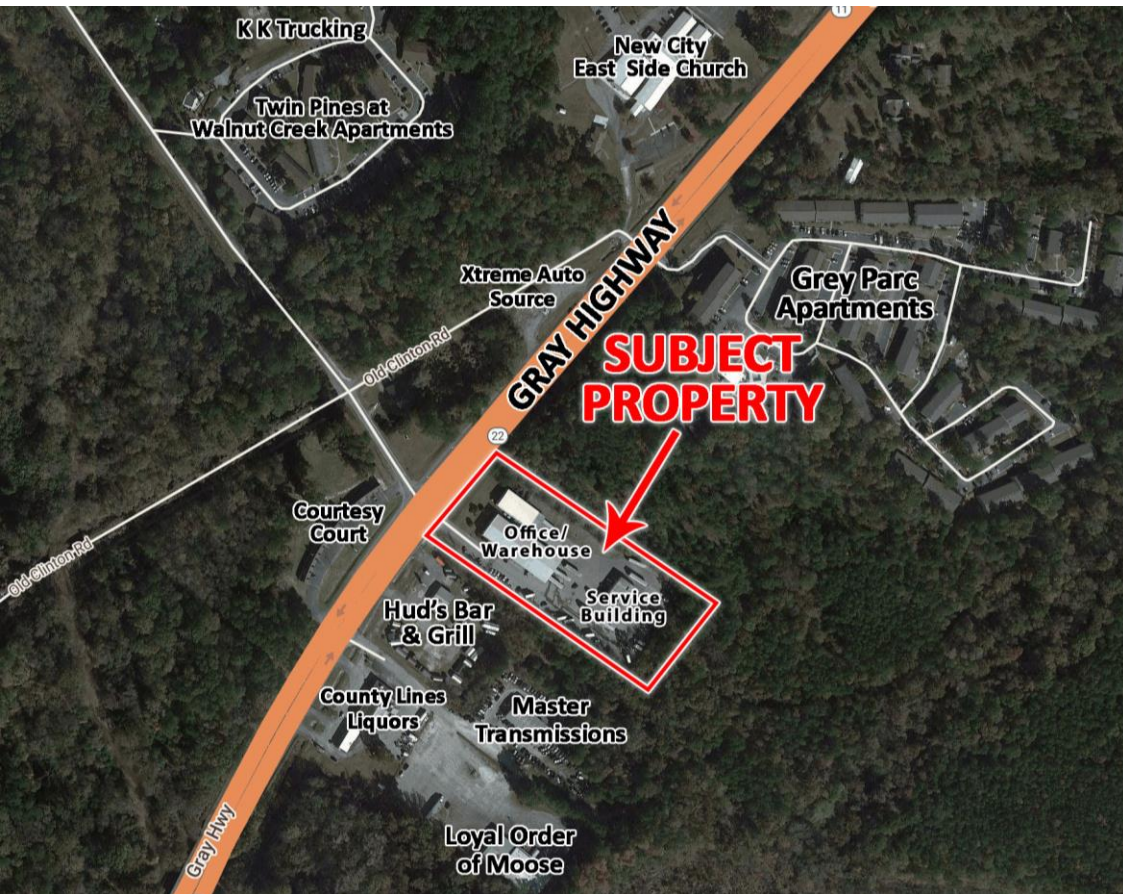
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## AERIAL



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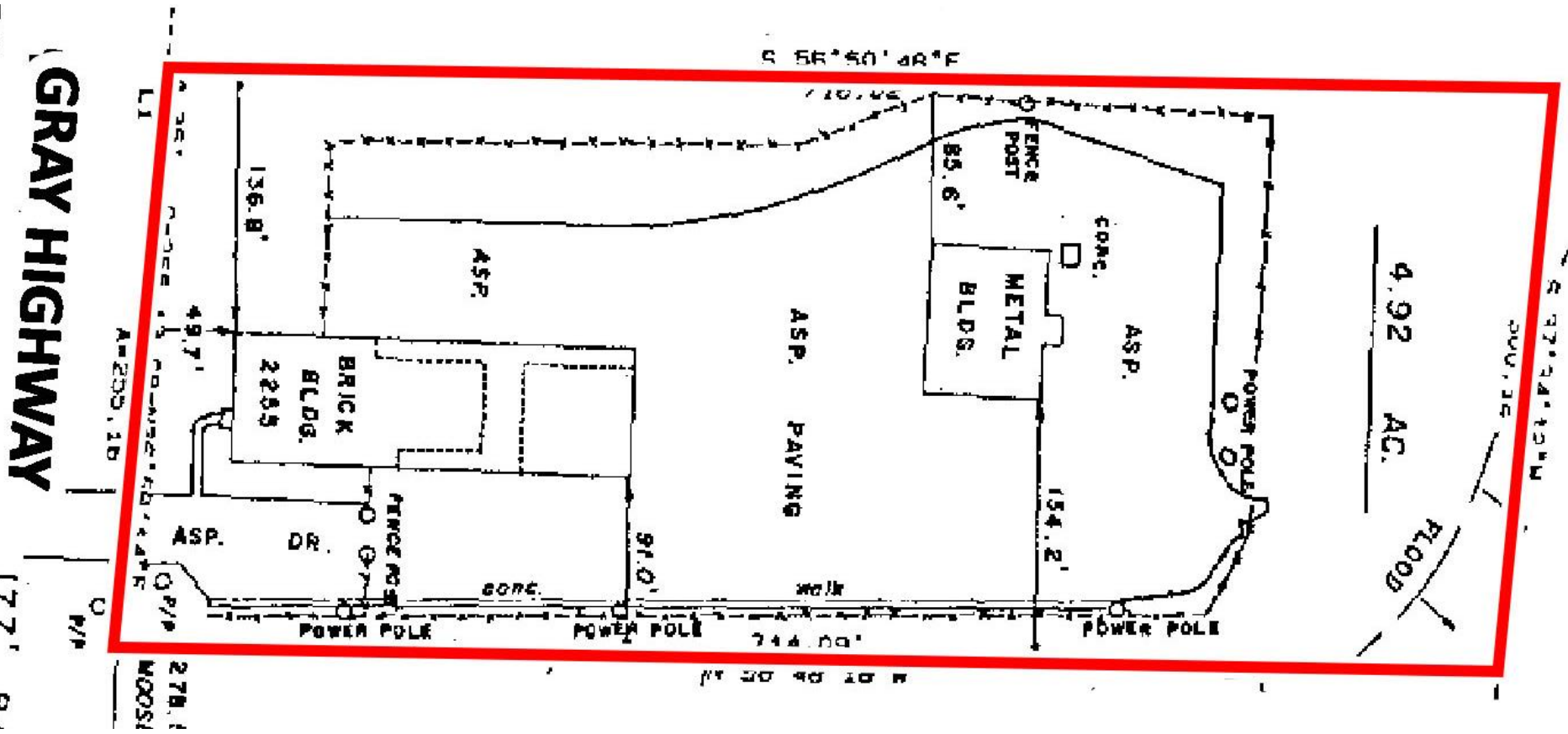
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**SITE MAP**



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