

3,000 SF C2 Flex Space For Sale/Fenced/Near I-75
1178 Hightower Road
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Agent Info

\$20,000 Down, Interest Only Payments - Owner Financing Available



NEWLY OFFERED AT: \$199,000.00 (\$66/SF) *Vacant & Ready

CONTACT

Lan Heath
478-746-9421 Office
478-731-5899 Cell
lheath@fickling.com



577 Mulberry St, Suite 1100
Macon, GA 31201
478.746.9421 Office
<https://commercial.fickling.com>

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PROPERTY INFORMATION

BUILDING

Property Address: 1178 Hightower Road
Macon, GA 31206

Total Size: 3,000± SF

Year Built: 1992

Dock Doors: Road Grade - 1 door

Utilities: Water, Sewer, Power & Telecom

Parking: 10± spaces with Laydown Yard

Traffic Count: Hightower Road - 623 VPD
Eisenhower Pkwy - 11,525 VPD

Taxes: \$4,356 (2025 Est.)

SITE

Site Size: 0.87 Acres

Parcel ID: P091-0270

County: Bibb

Zoning: C-2

Topography: Level

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	7,597	47,082	83,627
Avg HH Income	\$40,942	\$50,931	\$65,073
Median Age	35.0	33.8	34.5

SALE PRICE: \$199,000.00

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Approximately 3,000 SF of industrial / flex space adaptable to many uses such as a contractor shop space, landscaping business, auto service/light industrial, storage/office user, and last mile distribution amongst other possibilities.

- C2 Light Industrial
- Small Bay Warehouse
- Contractor Yard
- Distributor Space
- Owner/Operator
- Investment Opportunity
- 3" of Fresh Asphalt
- Milling on Laydown Yard

LOCATION

Easy access to Pio Nono Avenue, Eisenhower Parkway, and I-75. Nearby businesses include Krispy Kreme, Enterprise, Krystal, Checkers, McDonalds, Boost Mobile, Macon Windshield, and Georgia Duplicating Products.

- Near I-75 (11,000 CPD)
- Central Georgia Industrial Core
- Minutes from Downtown Macon



Warehouse

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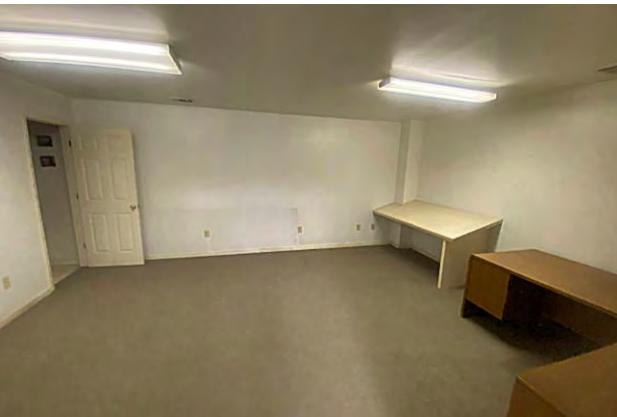
Break Room



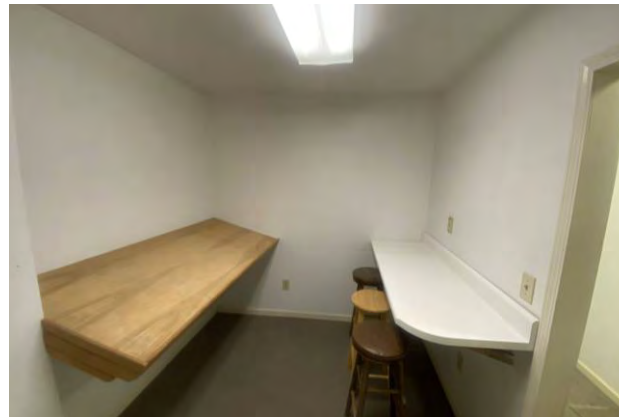
Lobby



Office



Office



Break Room



1/2 Bath With Shower

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Laydown Yard



New Awning



Property Rear



Property Front

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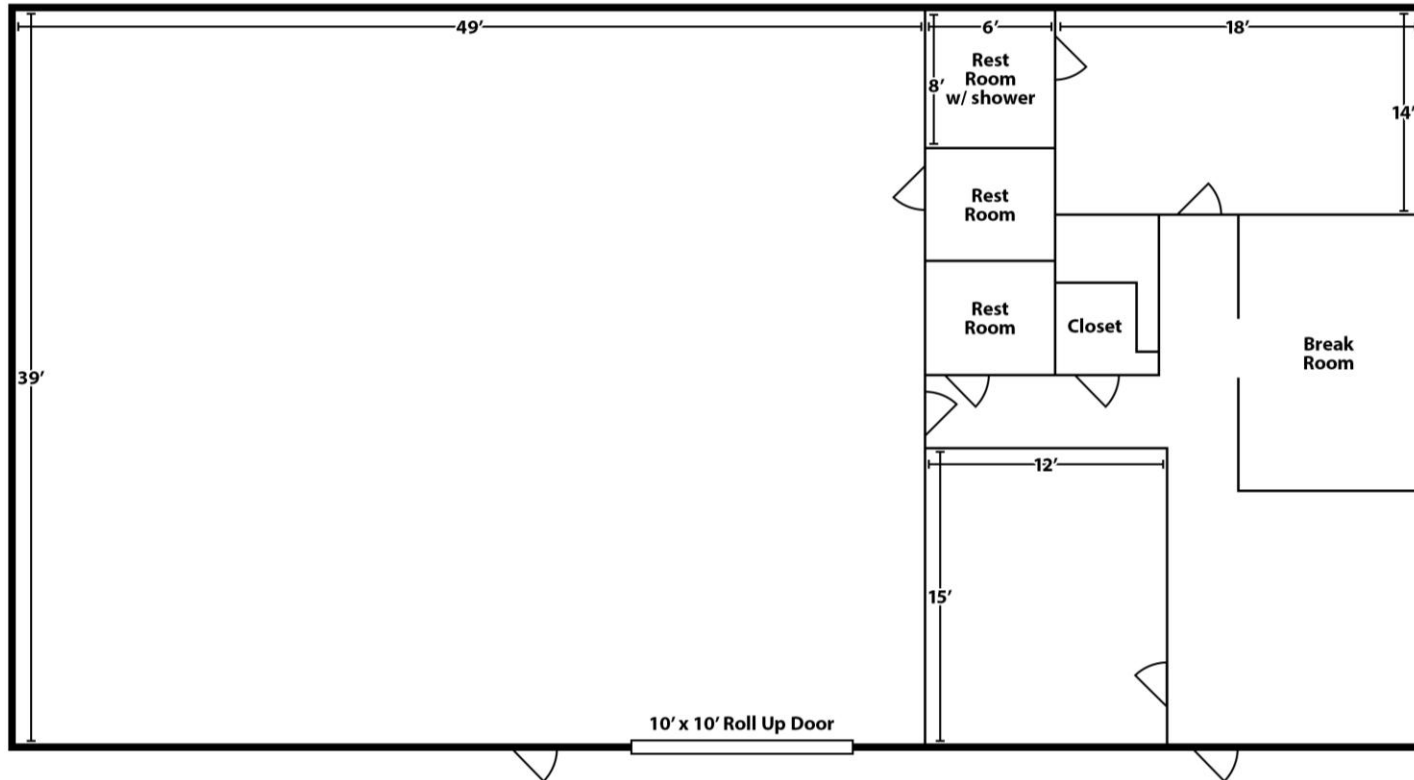
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Floor Plan



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Aerial View



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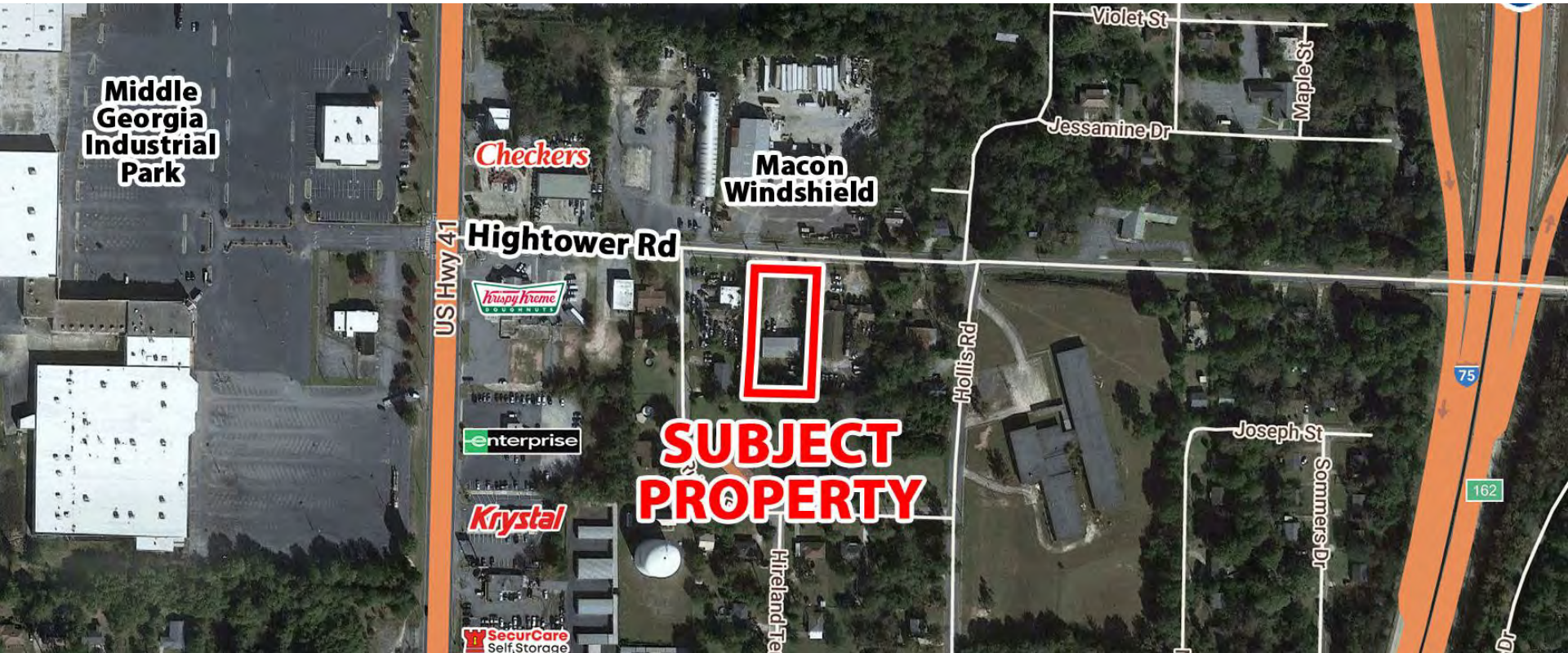
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Lan Heath

Commercial Sales & Leasing Specialist

Lan Heath specializes in the sale and leasing of **industrial, retail, and office properties** across Central Georgia and the Southeast, with a focus on owner representation, investment sales, and strategic leasing.

Since joining Fickling & Company in 2019, Lan has concentrated on helping property owners maximize asset value through targeted marketing, tenant placement, and disciplined transaction execution across industrial, retail, and office sectors.

Prior to his brokerage career, Lan was a founding principal of Heath & Associates, Inc. and MMI Capital, LLC, where he led the development, financing, and management of multi-family and build-to-suit commercial projects. His experience includes market-rate and tax credit (Section 42) housing, as well as properties leased to federal, state, and local government agencies and Fortune 1000 companies. Over the course of his development career, he was responsible for nearly 500,000 square feet of commercial space across five southeastern states.

This development background gives Lan a unique perspective when advising clients—allowing him to approach transactions with an owner’s mindset, focusing on long-term value, risk mitigation, and deal structure.

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Education

Stetson School of Business, Mercer University (1997)

Professional & Civic Involvement

Board Member, American Red Cross – Central Georgia Chapter (2005–2013)

Representative Customers

U.S. General Services Administration
U.S. Social Security Administration
U.S. Internal Revenue Service
U.S. Office of Disability Adjudication and Review
U.S. Marine Corps
Georgia Department of Corrections
Dollar General Corporation
Hill-Rom
Motion Industries
Applied Industrial Technologies
...and various private investment groups



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