

INDUSTRIAL/DISTRIBUTION WAREHOUSE

3101 Hillcrest Avenue
Macon, GA 31204

Price Reduced



Property

Description: 48,000 sf building comprised of:
1,900 sf office/showroom/break areas
46,100 sf warehouse

Electrical: 1200 AMP, 3 Phase, 277/480 Volt

Parking: Ample parking with room for expansion.
Accessible for 53' trailers

Ceiling Height: Approximately 12' Eave and 22' in center

Zoning: M-1 (Industrial)

Land Area: 3.73 acres

Year Built: 1965

Real Estate Taxes: \$7,000 (\$.15 PSF)

Sprinkler System: Dry System

Columns: 60' x 25'

Loading: 55'x 50' 2,700 SF fenced covered dock and
1 - 12'x10' ramped door

Nearby

Businesses: Geotechnical Environmental, Hughes Supply,
Macon Janitor, P.C. Solutions, Pyles Plumbing,
MBG Office Systems and Demichael Construction



~~**Sale Price: \$650,000 (\$13.54/psf)**~~
Reduced Price: \$575,000 (\$12.00/psf)
Lease Price: \$9,000/month (plus taxes)
\$2.25 PSF plus taxes

Contact

Larry E. Crumbley, CPM, CCIM, SIOR

Phone: 478-746-9421 Cell: 478-737-3381

Email: lcrumbley@fickling.com

For detailed property information see www.lcrumbley.com

Commercial Division

577 Mulberry Street
P.O. Box 310

Macon, GA 31202

(478) 746-9421

(478) 742-2015 FAX

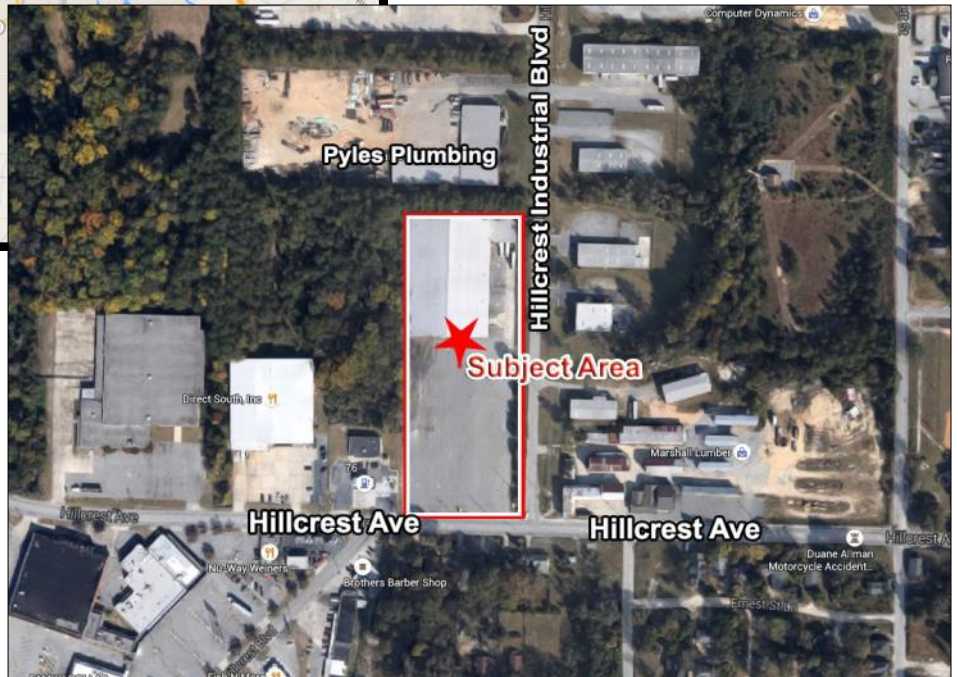
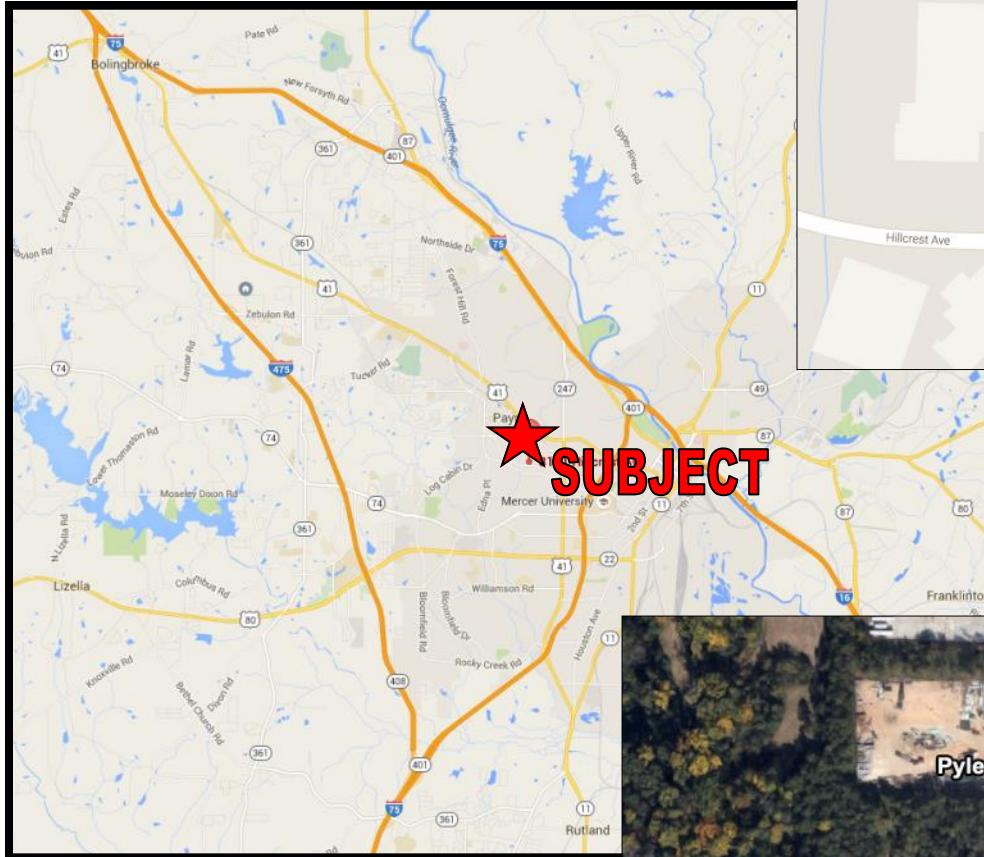
www.fickling.com



A Full Service Real Estate Company

INDUSTRIAL/DISTRIBUTION WAREHOUSE

3101 Hillcrest Avenue
Macon, GA 31204



Contact
Larry E. Crumbley, CPM, CCIM, SIOR
Phone: 478-746-9421 Cell: 478-737-3381
Email: lcrumbley@fickling.com
For detailed property information see www.lcrumbley.com

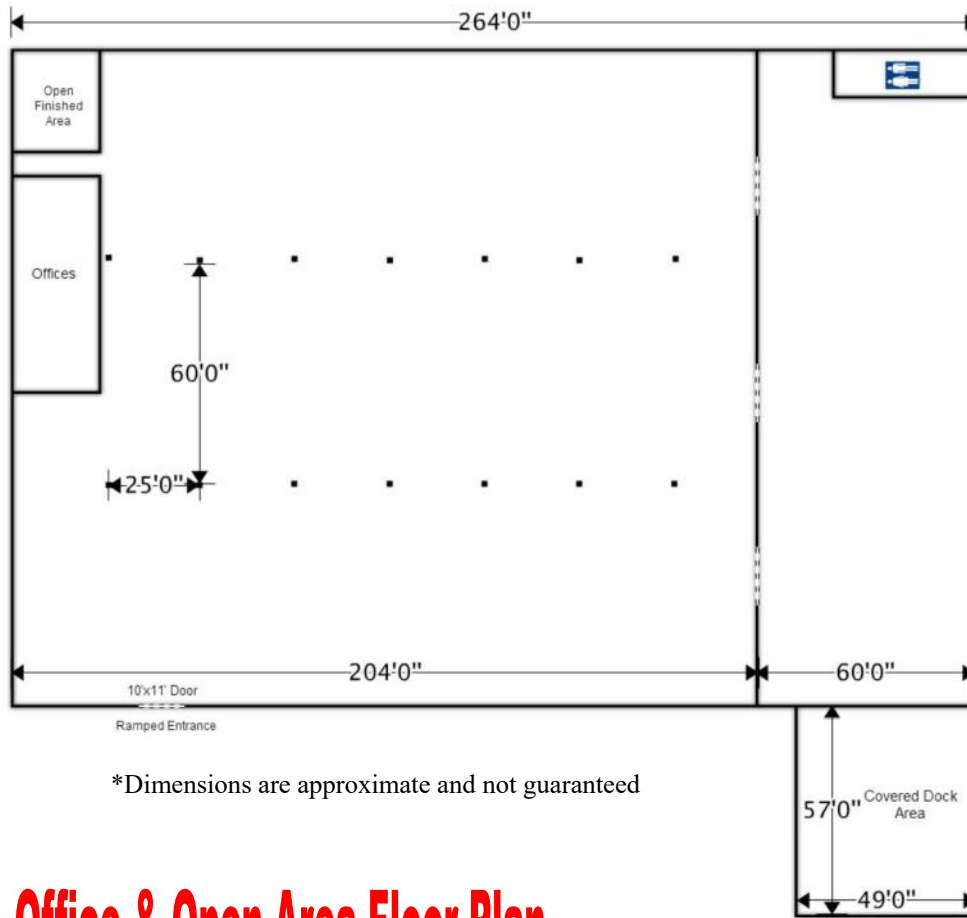
Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

www.fickling.com

INDUSTRIAL/DISTRIBUTION WAREHOUSE

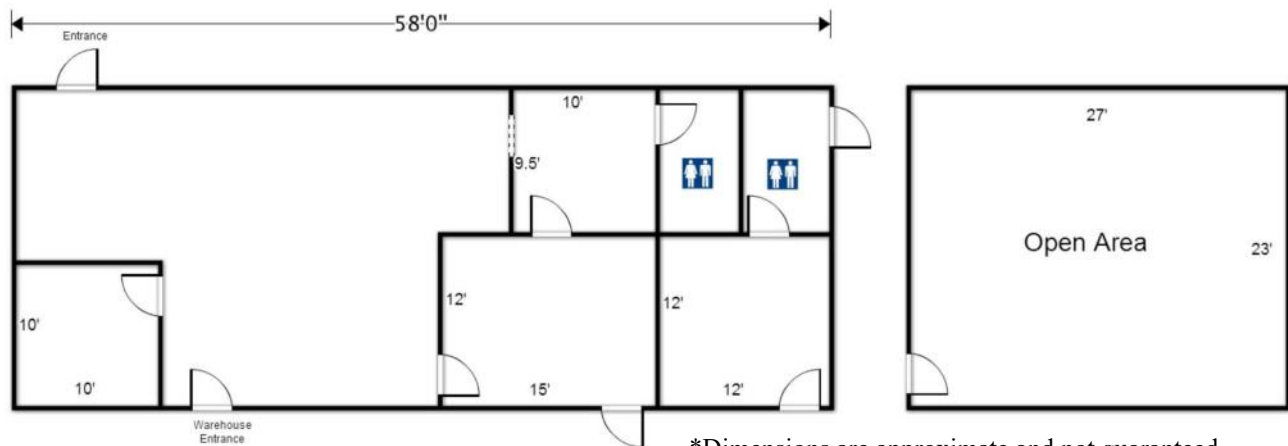
3101 Hillcrest Avenue
Macon, GA 31204

Floor Plan



*Dimensions are approximate and not guaranteed

Office & Open Area Floor Plan



*Dimensions are approximate and not guaranteed



Contact
Larry E. Crumbley, CPM, CCIM, SIOR
Phone: 478-746-9421 Cell: 478-737-3381
Email: lcrumbley@fickling.com
For detailed property information see www.lcrumbley.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

www.fickling.com