

**FOR SALE – 92,811 SF Warehouse**  
**1945 Waterville Road**  
**Macon, GA 31206**



Summary

Area Info

Aerial

Site Map



**SALE PRICE: \$600,000.00**

**CONTACT**



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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	1945 Waterville Road Macon, GA 31206
<b>County:</b>	Bibb
<b>Year Built:</b>	1960
<b>Total Size:</b>	92,811 SF
<b>Utilities:</b>	Power
<b>Parking:</b>	18 Parking Spaces
<b>Loading Docks:</b>	3±
<b>Taxes:</b>	2025 Est. - \$22,156.25

### SITE

<b>Site Size:</b>	2.24 AC
<b>Parcel ID:</b>	Q084-0177
<b>Zoning:</b>	M-1
<b>Topography:</b>	Sloped on back, level at road

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Demographics 2024	1 Mile	3 Miles	5 Miles
Population	4,764	38,023	83,111
Avg HH Income	\$38,921	\$48,807	\$56,595
Median Age	29.6	33.9	34.2

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### NOTES

**Value-Add Opportunity:** A 92,811 SF freestanding warehouse with 3± loading docks, previously operated as a cold storage facility. The building is in a dilapidated condition and requires repairs. Situated on a 2.24-acre lot, the property offers 18 parking spaces and a truck turnaround area.

### LOCATION

The property is located on Waterville Road, just off Broadway in Macon, GA, with easy access to Downtown Macon and Eisenhower Parkway. Positioned in a heavy industrial area, the property is surrounded by a variety of industrial businesses, including Diversified Recycling, Industrial Alloy Supply, LE Schwartz & Son, Radius Recycling, Schnitzer, Top Notch Truck & Trailer Repairs, United Refrigeration, Iconic Crane & Rigging, and many others.



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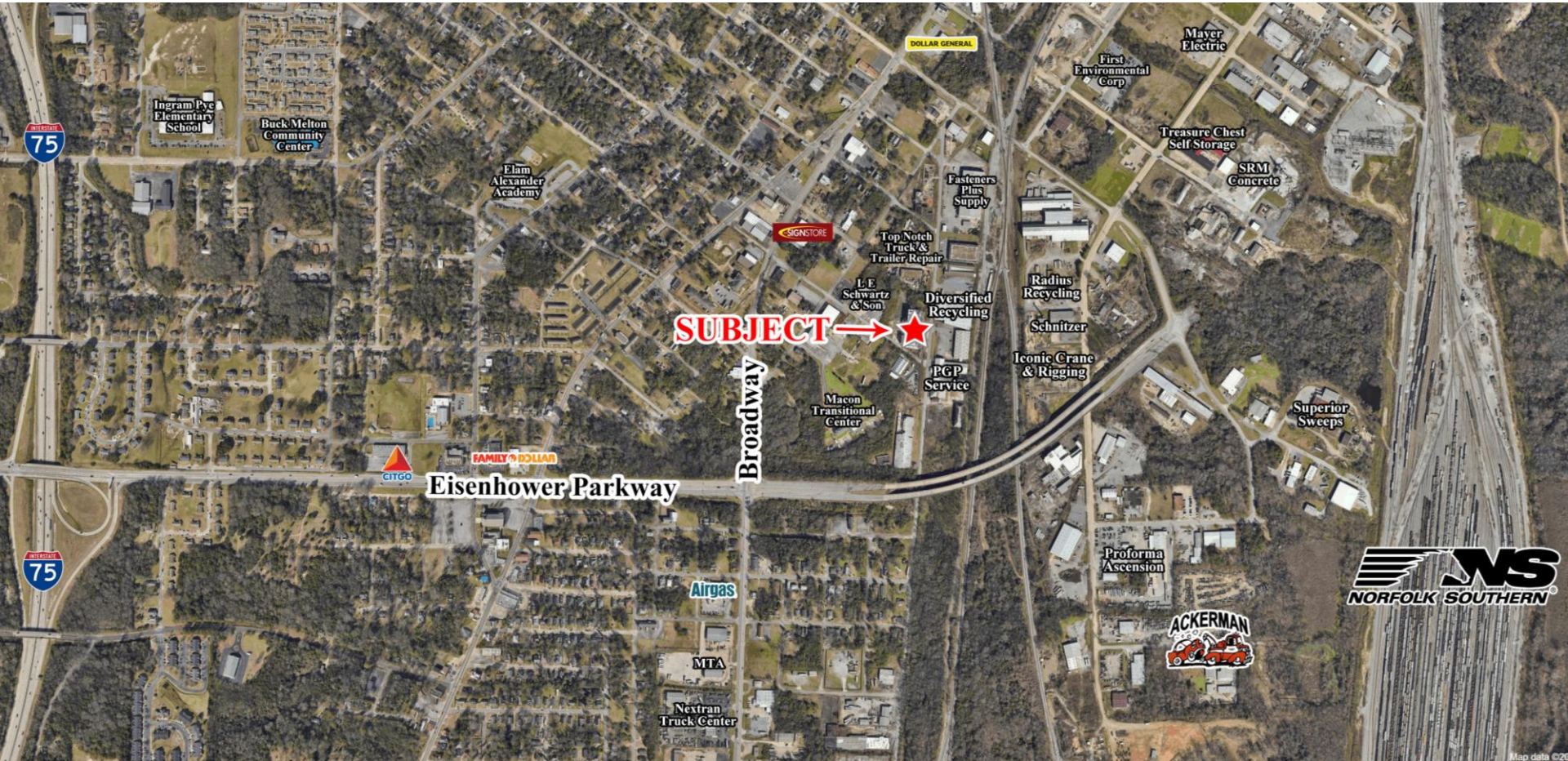


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