

FOR SALE – 91,811 SF Warehouse
1945 Waterville Road
Macon, GA 31206



Summary

Area Info

Aerial

Site Map



REDUCED PRICE: \$400,000.00 SALE PRICE: \$600,000.00

CONTACT



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PROPERTY INFORMATION

BUILDING

Property Address: 1945 Waterville Road
Macon, GA 31206

County: Bibb

Year Built: 1960

Total Size: 92,811 SF

Utilities: Power

Parking: 18 Parking Spaces

Loading Docks: 3±

Taxes: 2025 Est. - \$22,156.25

SITE

Site Size: 2.24 AC

Parcel ID: Q084-0177

Zoning: M-1

Topography: Sloped on back, level at road

REDUCED PRICE: \$400,000.00
~~SALE PRICE: \$600,000.00~~

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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