

WAREHOUSE FOR SALE OR LEASE (with Residential Building)

109 Epps Street
Gordon, GA 31031



Summary

Area Info

Photos

Aerial

Site Map



LEASE PRICE: \$4.00/SF + Utilities

SALE PRICE: \$550,000

CONTACT

Patty Burns, CCIM, ALC
478-746-9421 Office
478-951-5100 Cell
patty@fickling.com

Trip Wilhoit, CCIM, ALC
478-746-9421 Office
478-960-4080 Cell
trip@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: 109 Epps Street
Gordon, GA 31031

County: Wilkinson

Taxes: \$5,632 (City of Gordon)

Year Built: 1975

Available: 10,000 – 15,000 SF

Utilities: All available, 3 phase power

Parking: Paved and ample

Topography: Level

Ceiling Height: 24’ Center, 20’ Eave

Loading Docks: 2 Drive-in Docks

Residential Building: Has 2 apartments & 2 efficiency units. Needs TLC

| | | |
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SITE

Site Size: 8.7 Acres

Parcel ID: G12 228

Zoning: Commercial

Frontage: 375’

Depth: 660’

LEASE PRICE: \$4.00/SF + Utilities
SALE PRICE: \$550,000

| Demographics 2024 | 3 Mile | 5 Miles | 10 Miles |
|-------------------|----------|----------|----------|
| Population | 3,159 | 4,205 | 13,068 |
| Avg HH Income | \$60,647 | \$64,204 | \$74,030 |
| Median Age | 39.5 | 40.1 | 39.5 |



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Property is a 15,000 SF warehouse space situated on 8.7 Acres, built in 1975. All utilities are available to the space, including 3 phase power. Ceiling height is 24' at the center, and 20' at the eaves. Site has level topography.

Building has new roof, two (2) double doors at front entry, and two (2) drive-in dock doors. Ideal for indoor pickleball or other sports use, as well as warehouse storage. Paved and ample parking on site. Income producing residential building on site. Needs TLC.

Convenient to the Fall Line Freeway (Highway 243), and downtown Gordon. Neighbors in the area include the City of Gordon Recreation Department, KaMin, Active Minerals, and Sellers Construction.



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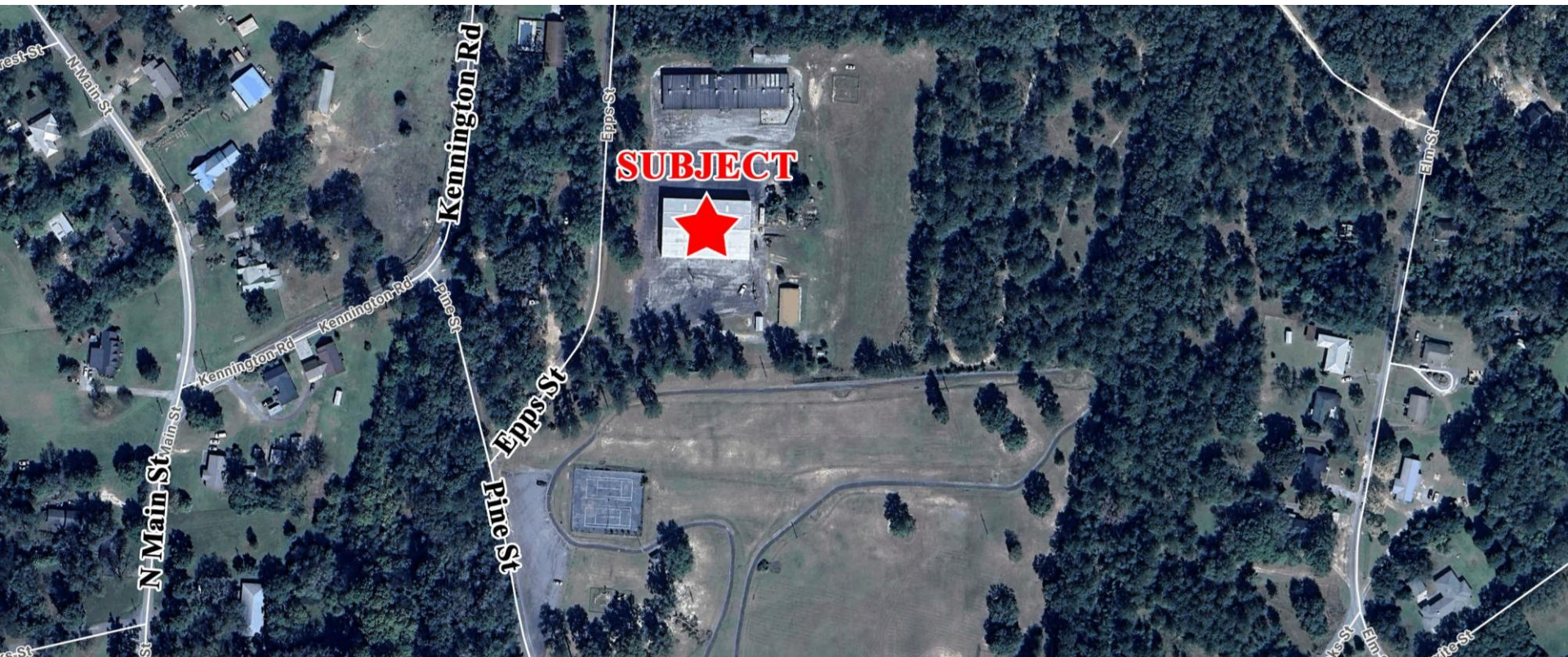
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SITE MAP



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