

Industrial Fenced Building on 3.84 AC Available

7522 NE Industrial Blvd
Macon, GA 31216

Will Divide



Summary

Photos

Floor Plans

Aerial

Site Map



SALE PRICE: \$650,000
LEASE PRICE: \$4,900 NNN/Month

(Estimated Taxes: \$130/month | Insurance: \$96/month)

LEASE PRICE FOR BUILDING & 1.5 AC: \$3,500 NNN/Month

CONTACT

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577 Mulberry St, Suite 1100
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PROPERTY DESCRIPTION

| | |
|------------------------------|--|
| Site Description: | 3.84 Acres |
| Will Divide: | 1.5 Acres with 2,500 SF Building or 2.3 Acres Fenced |
| Building Description: | 2,500 SF 1,250 SF Office space 1,250 SF Warehouse space & 1,000± Covered open area |
| Utilities: | County water & sewer |
| County: | Bibb |
| Parcel ID: | P140-0166 |
| Zoning: | M-1 |
| Uses: | Auto Recovery, Towing, Laydown yard, truck parking and general outside storage |

Location:

Located off Industrial Highway/US-Highway 441, in an area with excellent industrial growth. Nearby businesses include Middle Georgia Regional Airport, Taskmaster Components, Lineage, Gilmer Warehouses, Panaprint Inc., Diamond Plastics, Beverage South, Polymer Valley Chemicals, First Quality Macon, and many other industrial establishments.

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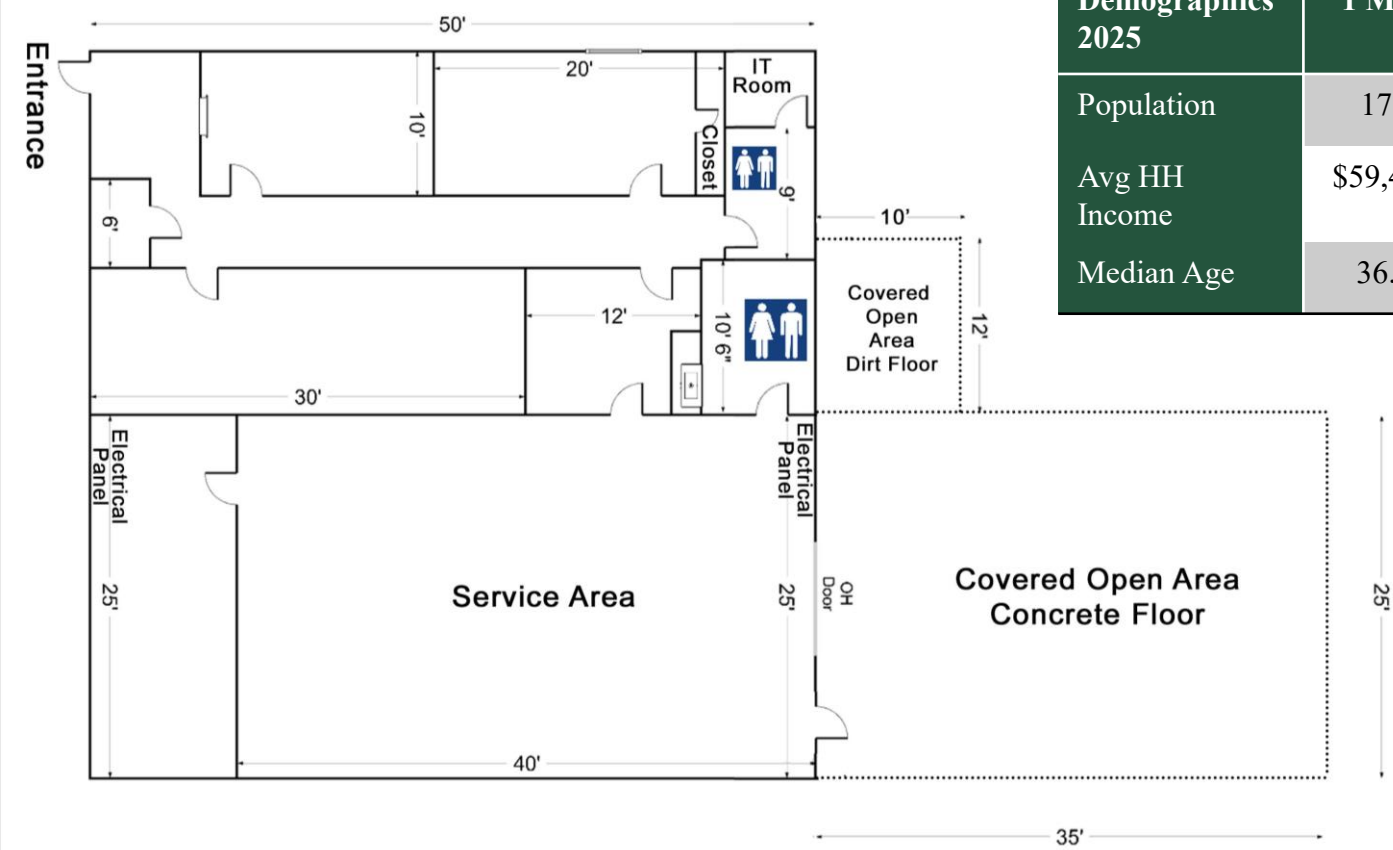
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| Demographics 2025 | 1 Mile | 3 Miles | 5 Miles |
|-------------------|----------|----------|----------|
| Population | 177 | 8,311 | 35,388 |
| Avg HH Income | \$59,477 | \$92,458 | \$81,811 |
| Median Age | 36.9 | 41.8 | 38.1 |

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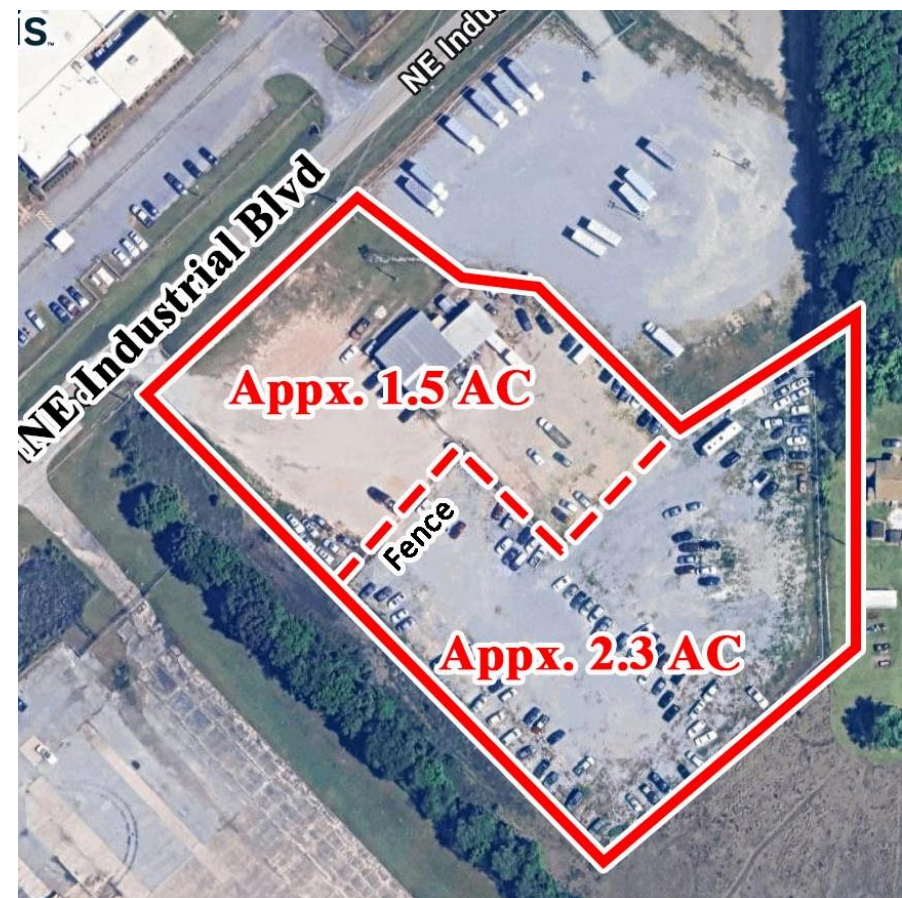
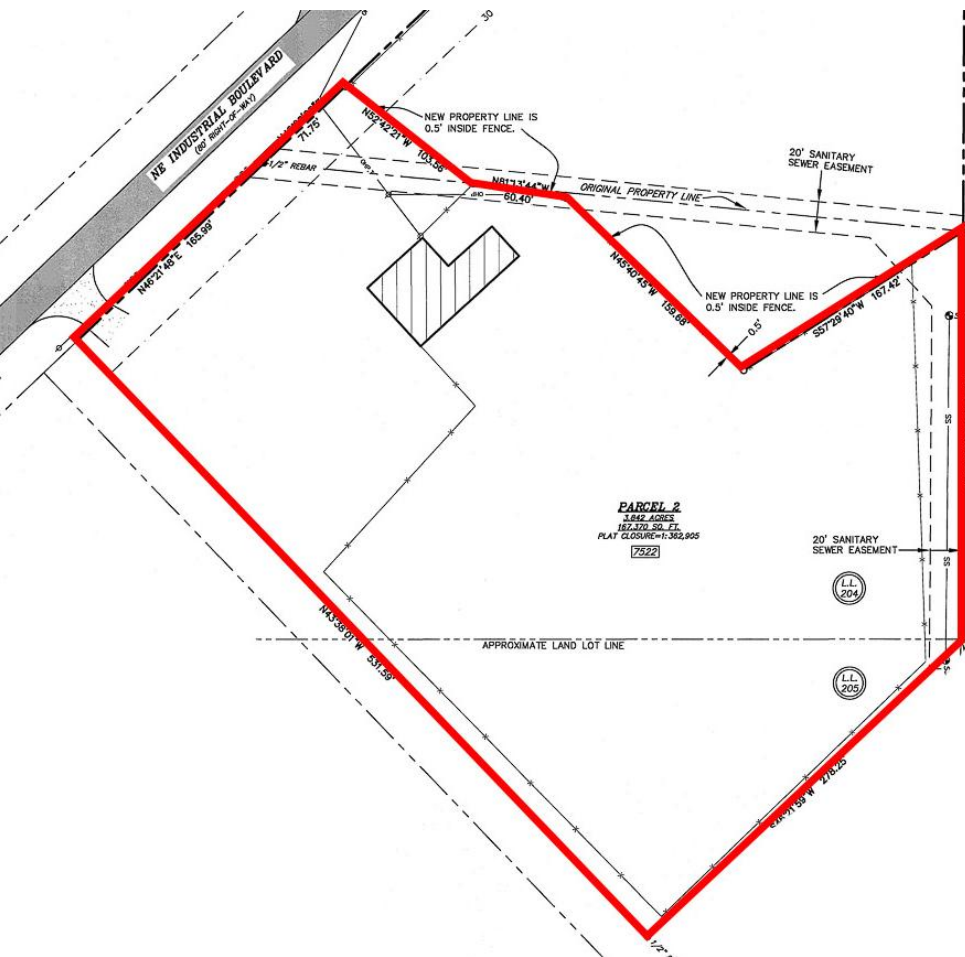
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