

WAREHOUSE / SERVICE BUILDING

2570 Spires Drive · Macon, GA



- Building Size:** 12,800 sf main bldg, 1,200 sf metal shed
Building has 2 offices & 2 restrooms upstairs
- Lot Size:** 3.75 Acres fenced
- Built:** 1978
- Ceiling Height:** 20' center (clear span)
- Zoning:** M-1
- Utilities:** City water, septic
- Estimated Expenses:** Taxes: \$3,151.68
Insurance (Estimated): \$1,695.00
- Fence:** Electric fence
- Crane:** Overhead crane
- Rollup Doors:** Bldg has 6 rollup road grade doors (12' x 16')
- Notes:** Property is convenient to Warner Robins Air Force Base and Sub South Industrial Parks. Property is fenced, and semi-truck accessible.

Sale Price: \$299,000

Lease Price: \$3,500/month

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

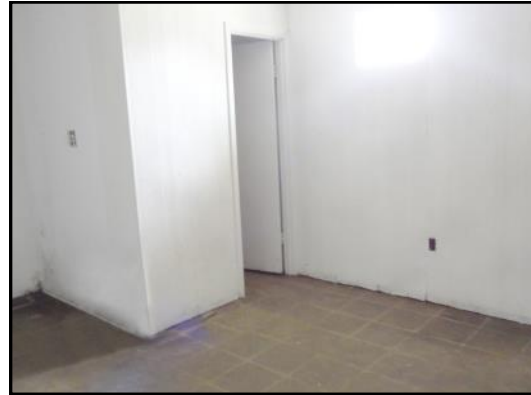
Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX

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DEMOGRAPHICS - 2015

	1 Mile	3 Mile	5 Mile
Population	434	8,444	26,540
Median Age	38.4	40.7	36.3
Average HH Income	\$44,834	\$66,995	\$50,471
VPD Traffic- Hawkinsville Rd			25,400

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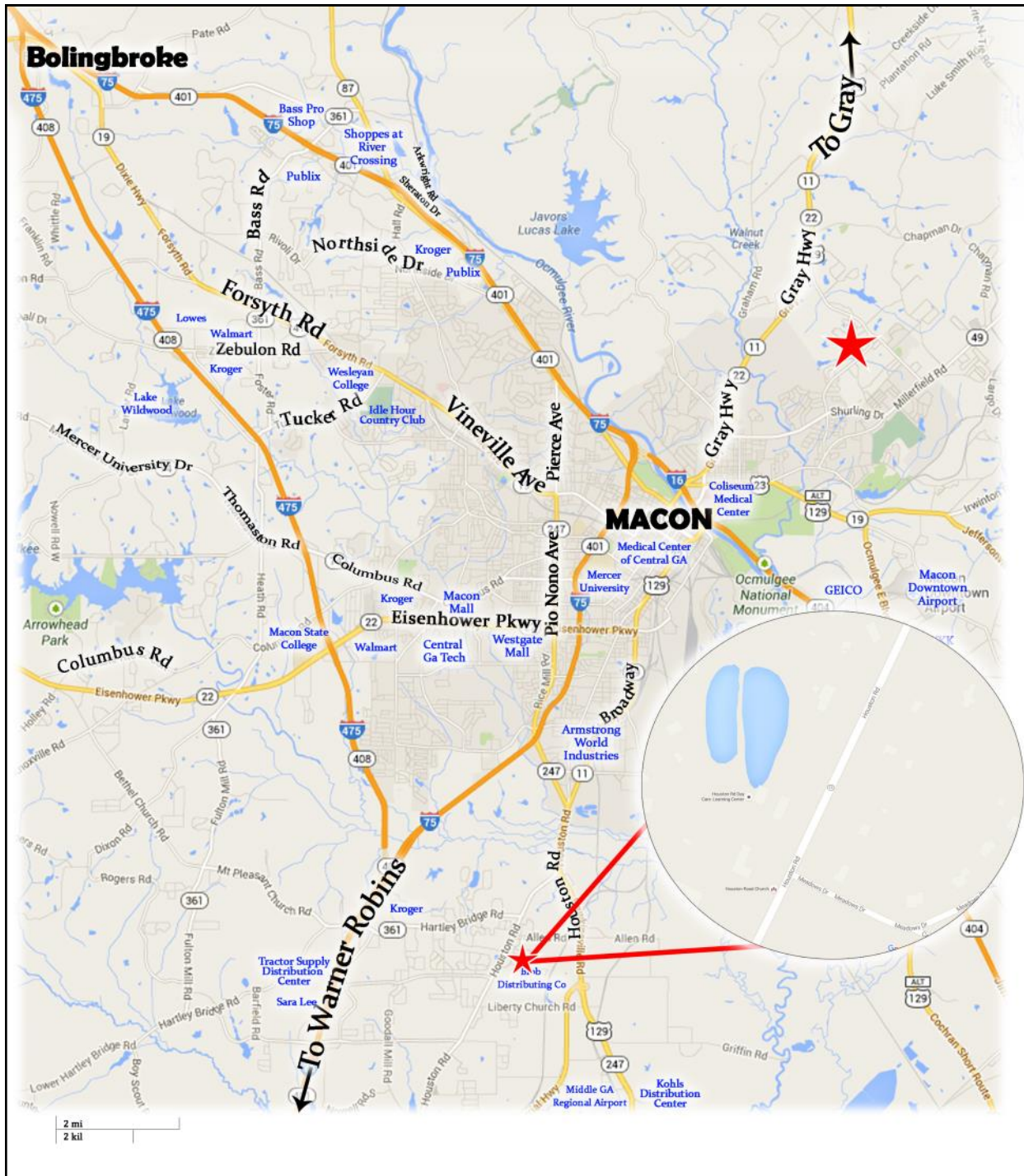
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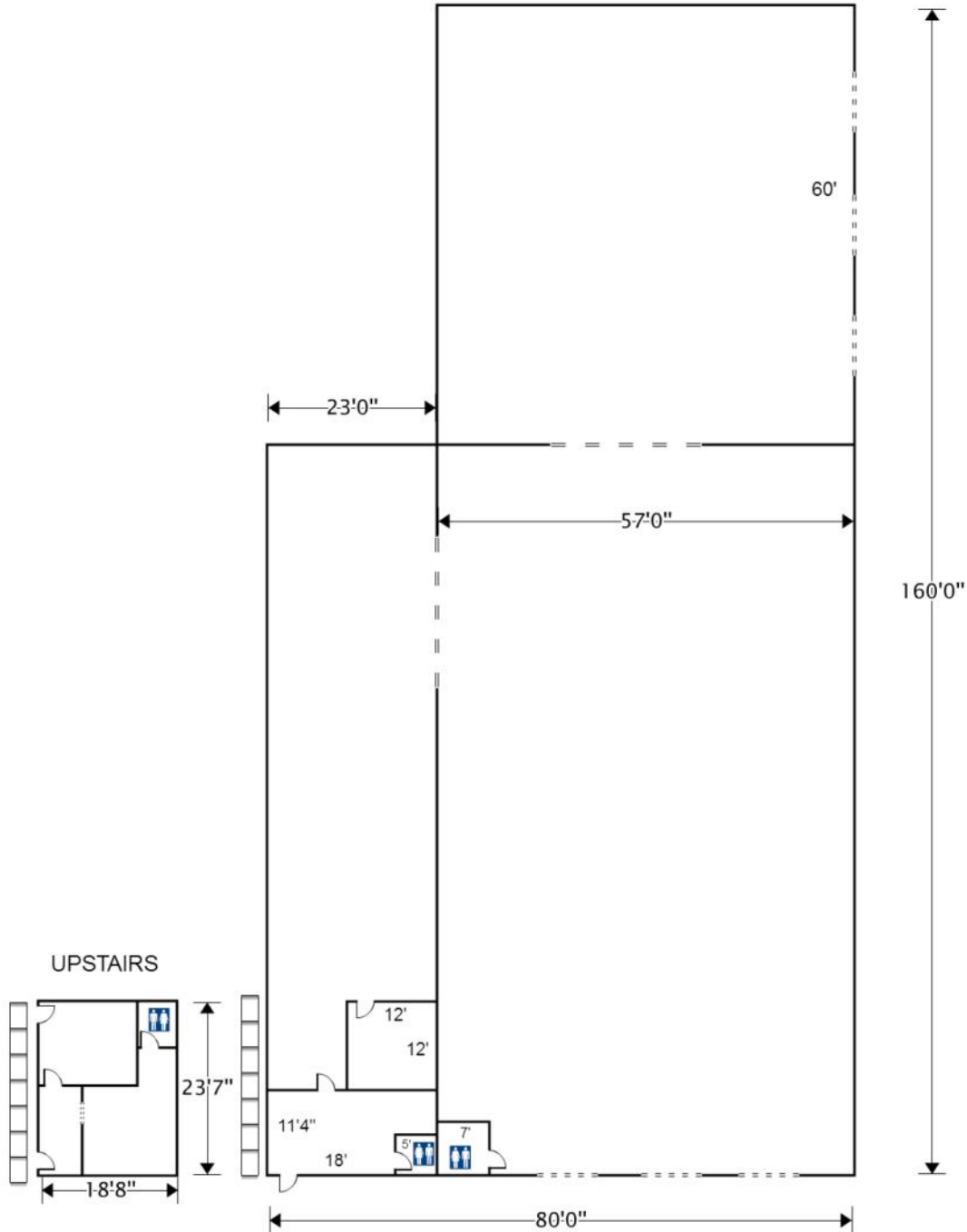
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