

# WAREHOUSE FOR SALE

3071 Broadway  
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



**SALE PRICE: \$399,000.00**

## CONTACT

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## PROPERTY INFORMATION

### BUILDING

Property Address:	3071 Broadway Macon, GA 31206
Year Built:	1946
Total Size:	Total - 7,845 SF Warehouse - 7,000 SF Office - 845 SF
Laydown Yard:	Fenced - 15,000 SF
Loading Dock:	One Road Grade Door (10' x 10')
Utilities:	3 phase power
Roof:	2 years old
HVAC:	Offices - Central HVAC Warehouse - 2 unit heaters
Ceiling Height:	18' center, 12' eave

### SITE

Site Size:	0.69 Acres
Parcel ID:	Q091-0563
County:	Bibb
Zoning:	M-1
Frontage:	125'
Depth:	250'

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	3,887	32,811	78,234
Avg HH Income	\$35,543	\$49,487	\$58,381
Median Age	34.0	33.7	34.2

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## AREA INFORMATION

### PROPERTY

Property was formerly Rosson Sign. Warehouse area is 7,000 SF and office area is 845 SF for a total of 7,845 SF. Three phase power to site. Ceiling height is 11' to metal beams (actual ceiling heights: 18' center, 12' eaves). Warehouse area includes one 10' x 10' road grade door. Roof is 2 years old. Offices have air conditioning, and warehouse has two unit heaters heating the entire warehouse space.

### LOCATION

This warehouse is located in a great industrial corridor in Macon, with great neighbors. Corridor is located close to Highway 80 (Eisenhower Parkway) and I-75 to the north and Highway 247 to the south. Also convenient to downtown Macon. Neighboring businesses include Olivers Auto & Truck Repair, Rush Truck Centers, Cassidy Machine Shop & Engine, Siding Supply Inc, and Fleet Pride Walthall, as well as many other light industrial businesses.



Rear View of Building

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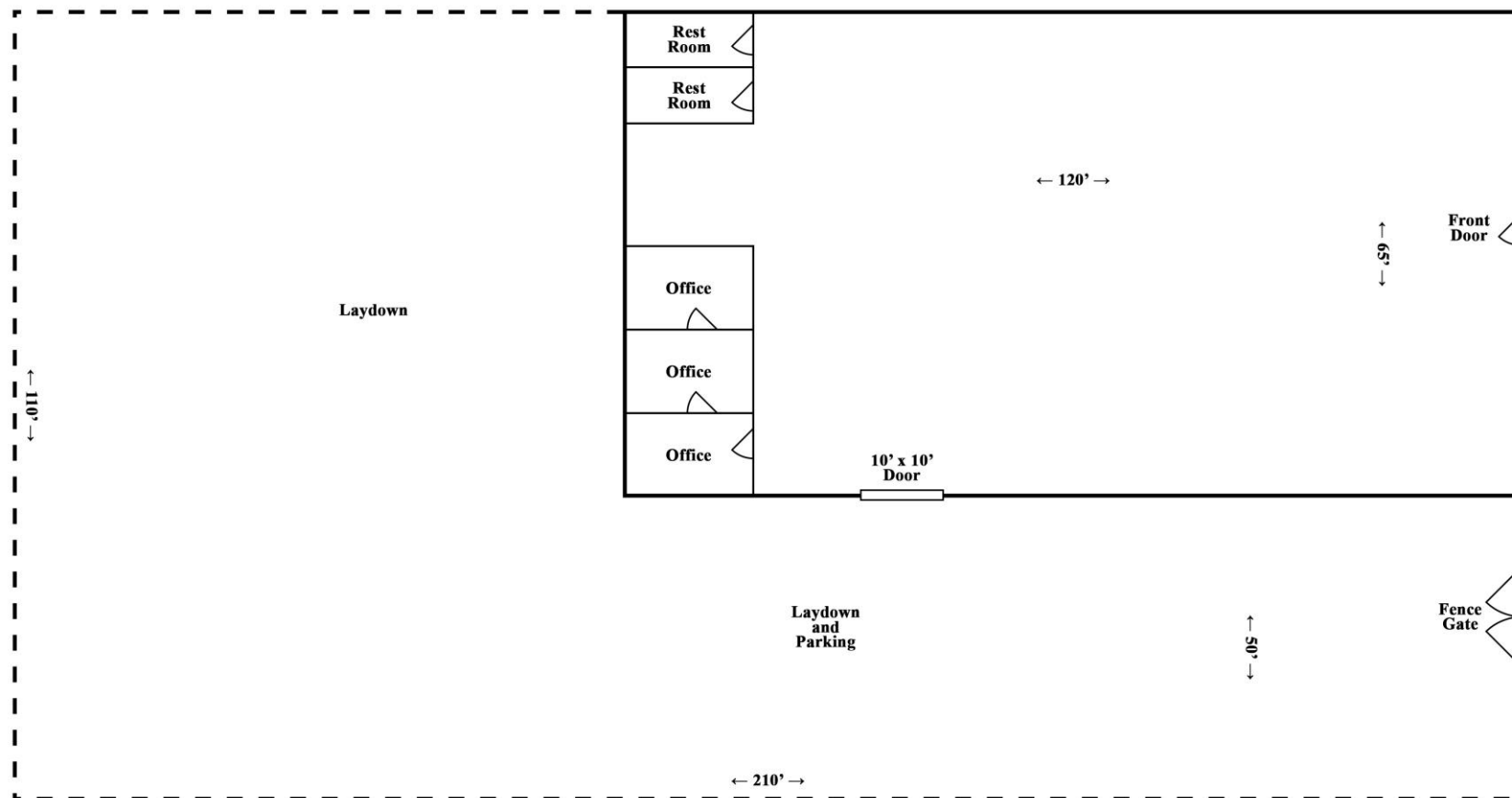
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\*All measurements and all calculations of area are approximate and not guaranteed

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