

WAREHOUSE FOR SALE & LEASE

3071 Broadway
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map



LEASE PRICE: \$8.00/PSF NNN

REDUCED: \$349,000 | ~~SALE PRICE: \$399,000~~

CONTACT

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https://commercial.fickling.com

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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
(Building support beams are 11' clear)

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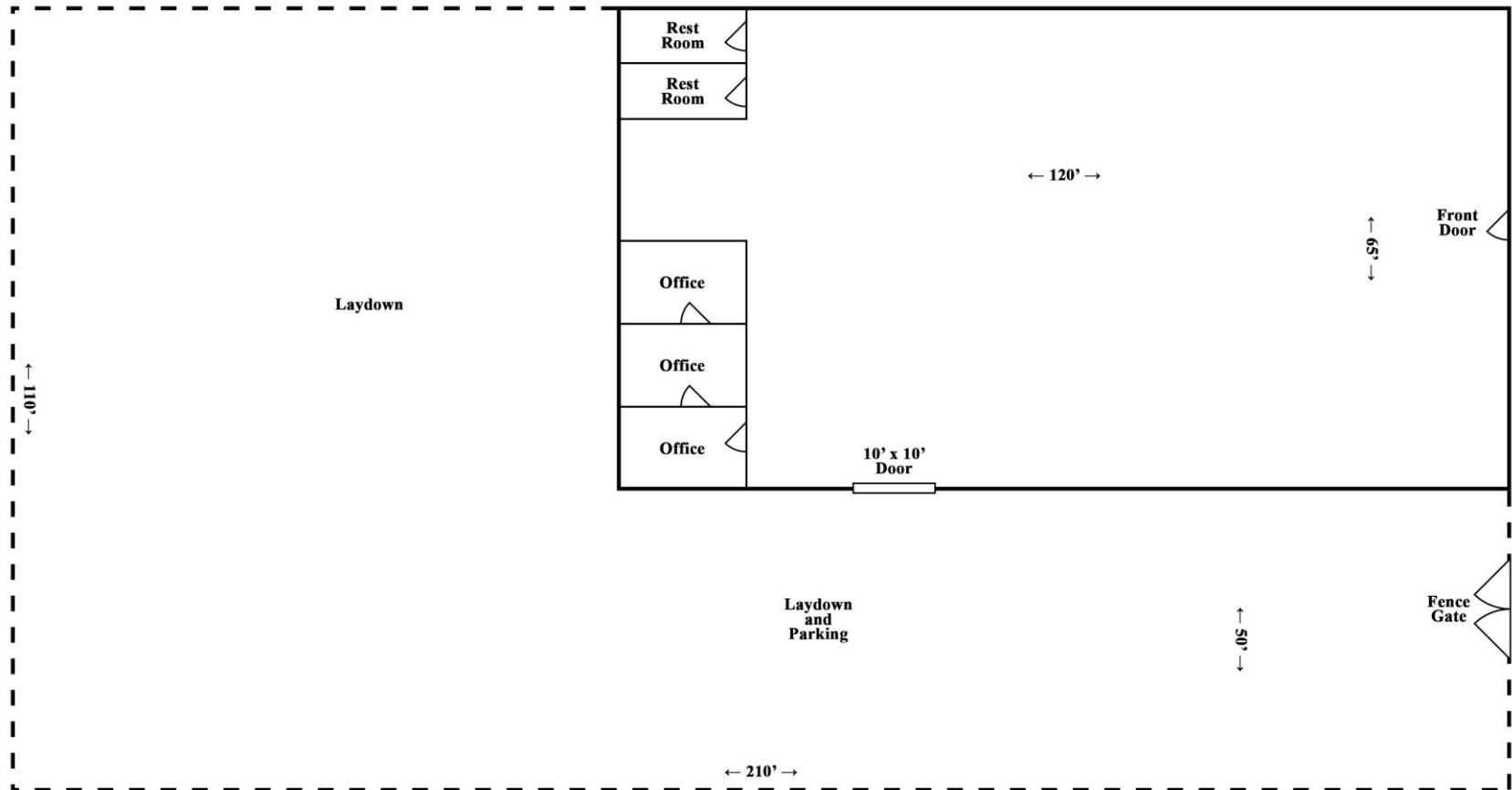
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*All measurements and all calculations of area are approximate and not guaranteed

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