

Industrial Property For Sale

2125 & 2175 Seventh Street
Macon, GA 31206



Aerial

Summary

Area Info

Photos

Site Map



**SUBJECT
PROPERTY**

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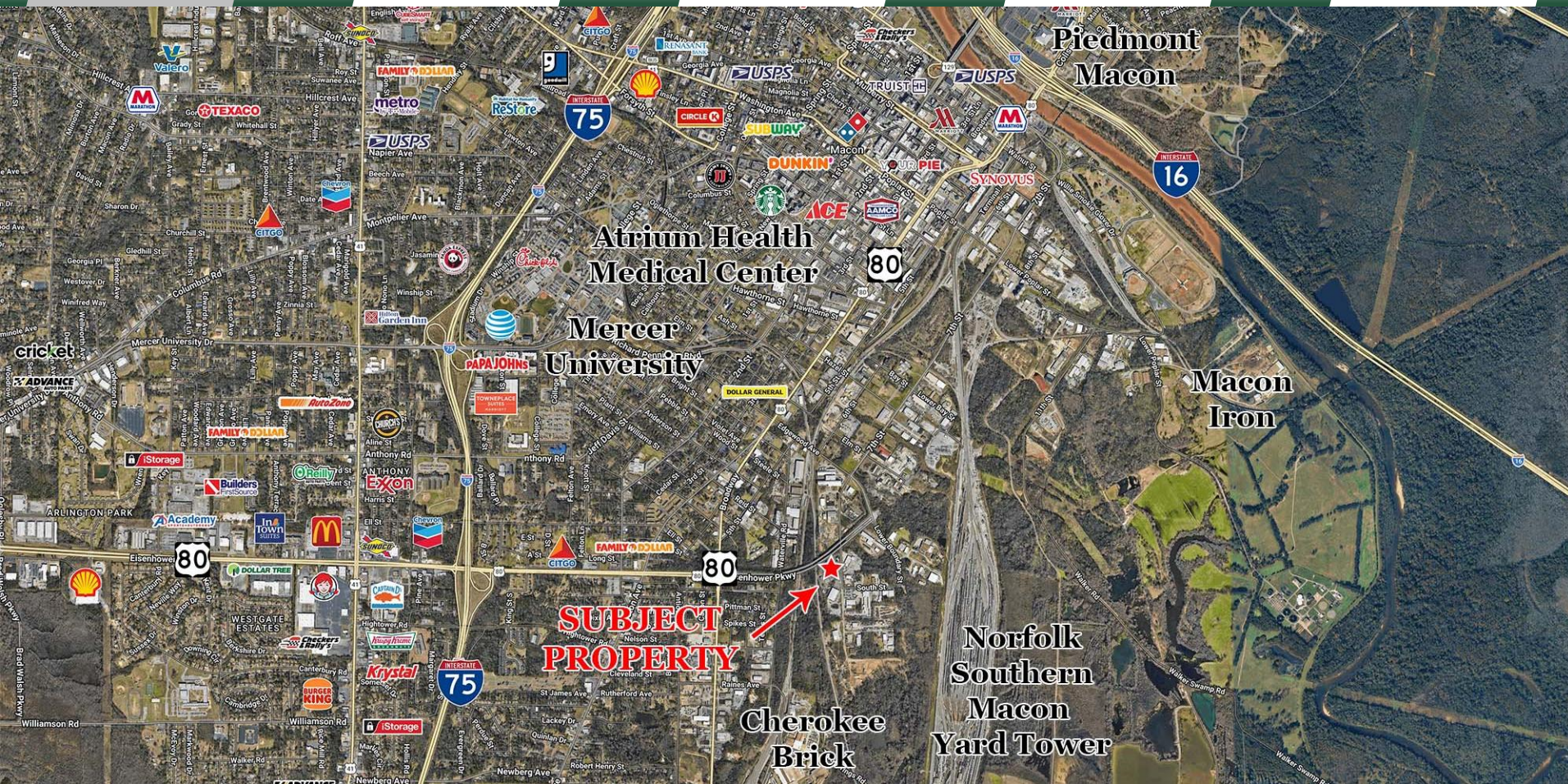
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PROPERTY INFORMATION

BUILDING

Property Address: 2125 & 2175 Seventh Street
Macon, GA 31206

County: Bibb

Available Size: 211,702± SF

Utilities: All Available

Taxes: \$6,866.77 (2025 Estimated)

Traffic Count: Eisenhower Parkway – 10,550 VPD
Seventh Street – 1,200 VPD

SITE

Site Size: 5.42± AC

Parcel ID: Q092-0016, Q092-0015

Zoning: M-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	2,178	35,016	77,352
Avg HH Income	\$32,555	\$52,777	\$59,675
Median Age	33.7	34.0	34.5

SALE PRICE: \$1,400,000.00

SITE

Property offers value-add industrial opportunity in Macon, Georgia, featuring approximately 63,852 SF of warehouse and industrial space situated on 5.42± acres. Zoned M-2, the property includes multiple warehouse areas with wall heights ranging from approximately 14' to 30', multiple dock-high loading doors, substantial paved yard and parking areas, chain-link fencing, and existing utility infrastructure. The property has been vacant and is in need of significant cleanup and renovation, creating an opportunity for an owner-user, investor, or developer to reposition the facility for warehouse, manufacturing, distribution, contractor, or other industrial uses. Offered at \$1,400,000, the property provides a low acquisition basis of approximately \$22 per square foot.

LOCATIONS

Property located on Seventh Street in major industrial corridor within Macon. Site has convenient access to Downtown Macon, I-75, I-16, and Eisenhower Parkway (US 80). Notable neighbors include UPS, Macon Awning & Canvas Supply, Collins Manufacturing Company, Industrial Alloy Supply, Norfolk Southern Macon Yard Tower, Macon Iron, Jiffy Lube, O'Reilly Auto Parts, Wendy's, McDonald's, Starbucks, Chick-fil-a, Zaxby's, and many more.

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