

SINGLE TENANT INDUSTRIAL INVESTMENT

1803 & 1885 Broadway
Macon, GA 31201



Summary

Area Info

Photos

Aerial

Site Map



SALE PRICE: \$1,600,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address: 1803 & 1885 Broadway
Macon, GA 31201

Total Size: 32,060 SF
Large Warehouse: 28,860 SF
Smaller Warehouse: 3,200 SF

Taxes: \$4,6723.70 (2025, both parcels)

Utilities: All Available, 480V Electric

Ceiling Height: Larger Warehouse: varies
Smaller Warehouse: 22’

Loading Docks: Dock High: 7
Road Grade: 2
Drive In: 1

SITE

Site Size: 1.9 AC

Parcel IDs: Q083-0511, Q083-0519

County: Bibb

Zoning: C-2

Demographics 2026	1 Mile	3 Miles	5 Miles
Population	6,855	40,000	84,996
Avg HH Income	\$53,887	\$54,501	\$62,754
Median Age	29.2	34.3	34.5

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SITE

1885 & 1803 Broadway presents an opportunity to acquire a 32,060± SF industrial investment strategically located within Macon's established Broadway industrial corridor. The offering consists of a 28,860± SF warehouse facility at 1885 Broadway together with a separate 3,200± SF freestanding building at 1803 Broadway.

The property provides a functional combination of warehouse, office, showroom and service space, along with multiple loading points, fenced and gated areas, and substantial paved yard space. Convenient access to I-75 and I-16 provides excellent connectivity throughout Middle Georgia and the Southeast, while the surrounding area is home to a strong concentration of manufacturing, distribution and industrial users.

The property is currently occupied by an established tenant, providing immediate in-place income for a prospective purchaser. Detailed lease information and supporting financial documentation are available for review by serious and qualified prospective buyers upon request.

Surrounding industrial users include Graphic Packaging, Armstrong World Industries, Ferguson Industrial, Gulfeagle Supply and other major manufacturing and distribution operations.

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HIGHLIGHTS

- 28,860± SF industrial/warehouse investment property at 1885 & 1883 Broadway. The executed lease identifies approximately 28,860 SF comprising the premises.
- Single-tenant, income-producing industrial investment
- Established tenant currently occupying the property
- Approximately 1.9± acres
- Functional mix of warehouse, office/showroom and service space
- Multiple dock-high and grade-level loading doors
- Approximately 16' warehouse clear height
- Fenced and gated property with substantial concrete-paved areas
- Multiple-building configuration provides additional operational flexibility
- Existing infrastructure well suited for warehouse, distribution, service and light industrial operations
- Recent electrical improvements: a 2025 Macon-Bibb permit shows replacement of the existing 120/240V electrical service with 480V service.
- Convenient access to both I-75 and I-16, providing strong regional connectivity throughout Middle Georgia and the Southeast.
- Located within Macon's established Broadway heavy-industrial corridor
- Central Georgia location provides convenient access to Atlanta, Savannah and major Southeast distribution routes



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Freestanding Warehouse

Property suitable for:

- Warehousing
- Distribution
- Service Businesses
- Light Industrial Operations
- Contractors
- And many others

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Parking Field



Warehouse



Warehouse



Warehouse



Upstairs Storage



Covered Loading Dock

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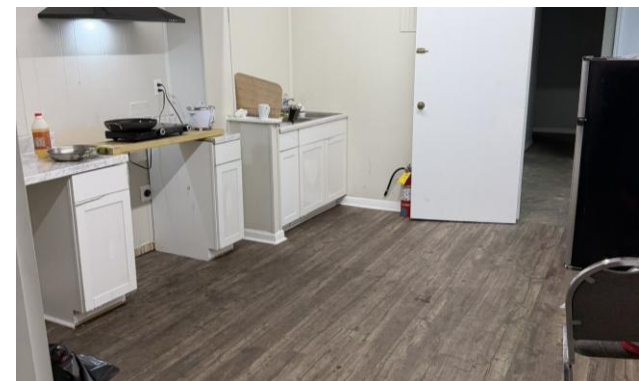
Site Map



Warehouse and Office Area



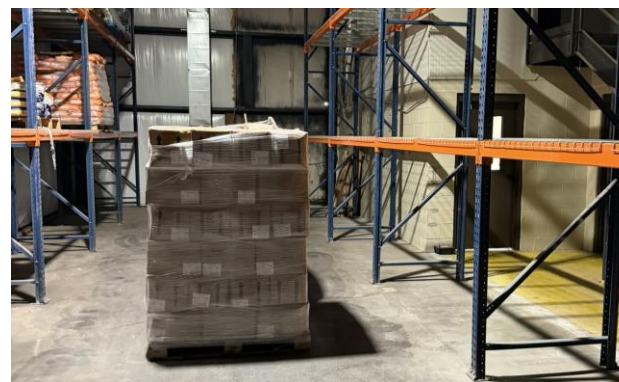
Warehouse



Kitchen/Break Room



Warehouse



Warehouse

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