

## Office / Retail / Warehouse For Lease 6311 Hawkinsville Rd · Macon, GA



- Building Size:** 2,400 sf  
**Parking:** 15+ spaces  
**Zoning:** M-1  
**Traffic:** 29,340 vehicles per day  
**Utilities:** County water & septic

**Notes:** Building has a front lobby/showroom area, rear workroom/warehouse, 3-4 offices, plenty of storage and 1 restroom. The property is fenced. Has great visibility and high traffic. Property is located at the corner of Hwy 247 and Spires Drive. Easy access to and from. Convenient to Macon, Warner Robins, I-75, Robins Air Force Base, and is located next to Trails End Taxidermy. Other neighbors include Macon Regional Airport, Bibb Distributing, Cox Communications, and Fox Appliance.

Ideal location for sporting goods, gun shop, bait & tackle shop, exotic pets, parts & warehouse, service company (electric, plumbing, HVAC), pest control, woodworking, lab for dental or prosthetics.

**Lease Rate:**

**\$1,200 per month**

**Contact Trip Wilhoit, CCIM, ALC or Patty Burns, CCIM, ALC 478-746-9421**  
trip@fickling.com or patty@fickling.com  
See detailed property information at [www.Fickling.com](http://www.Fickling.com)



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**Warehouse**



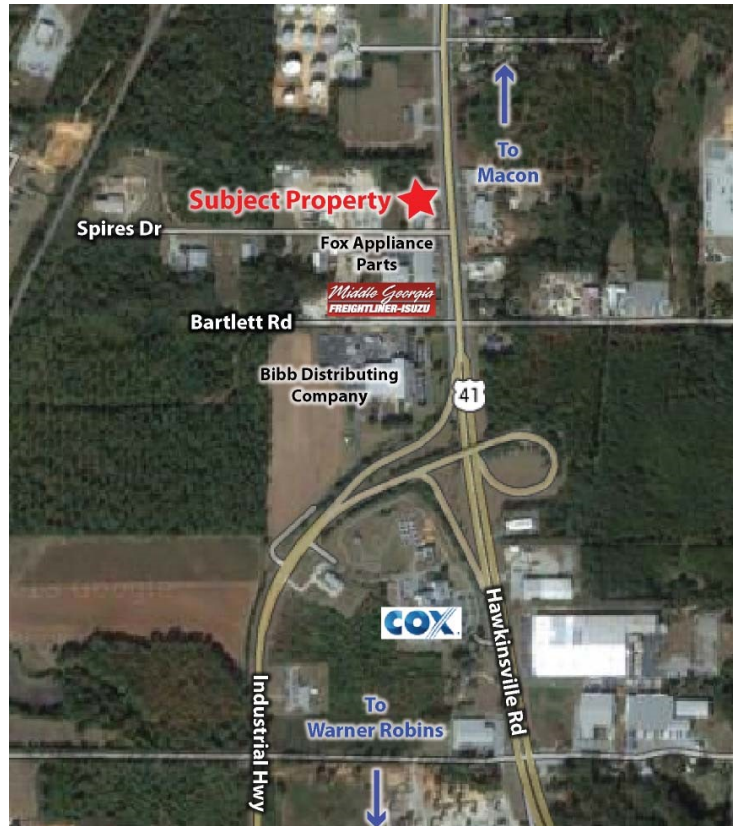
**Front Office**



**Storage**



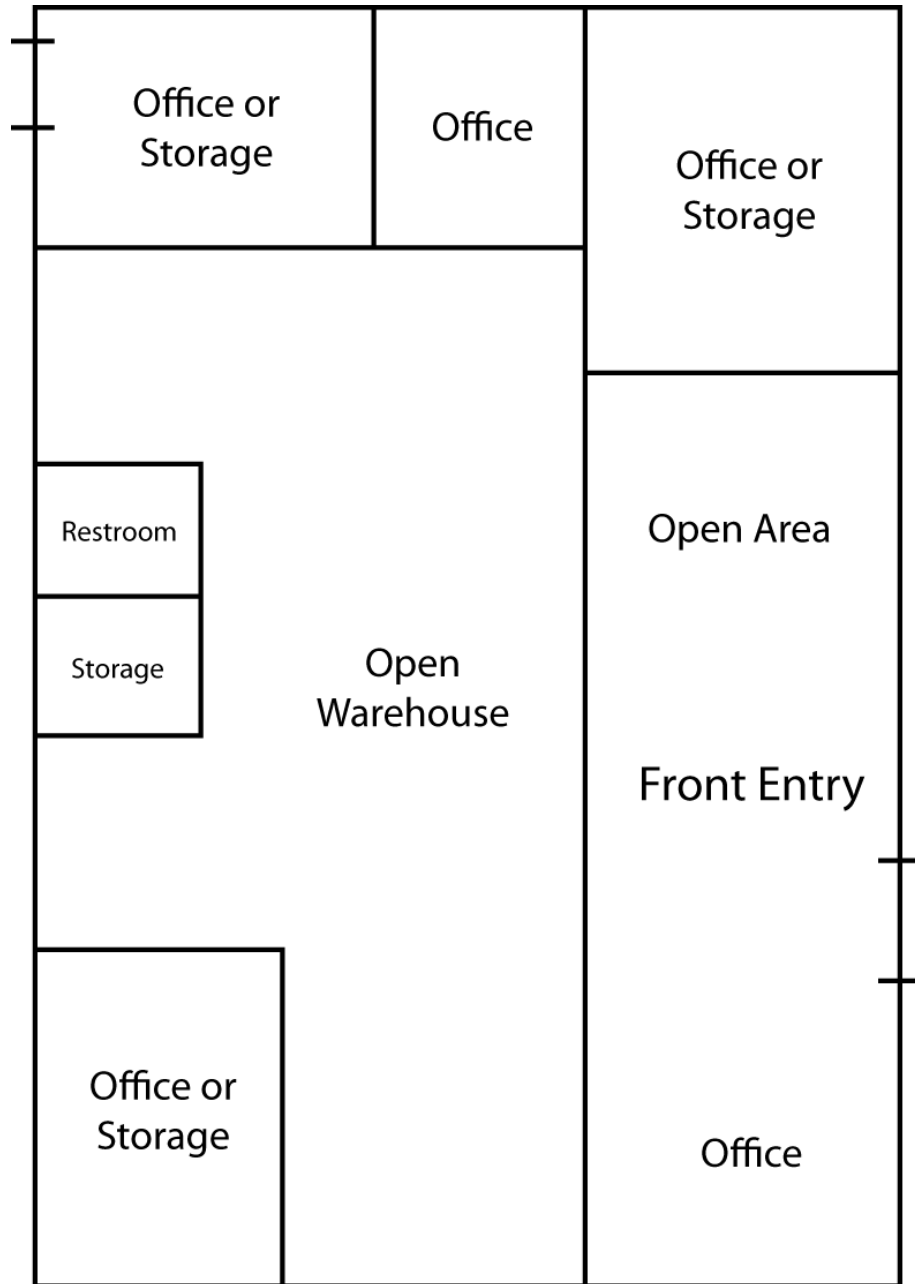
**Rear Area Fenced**



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