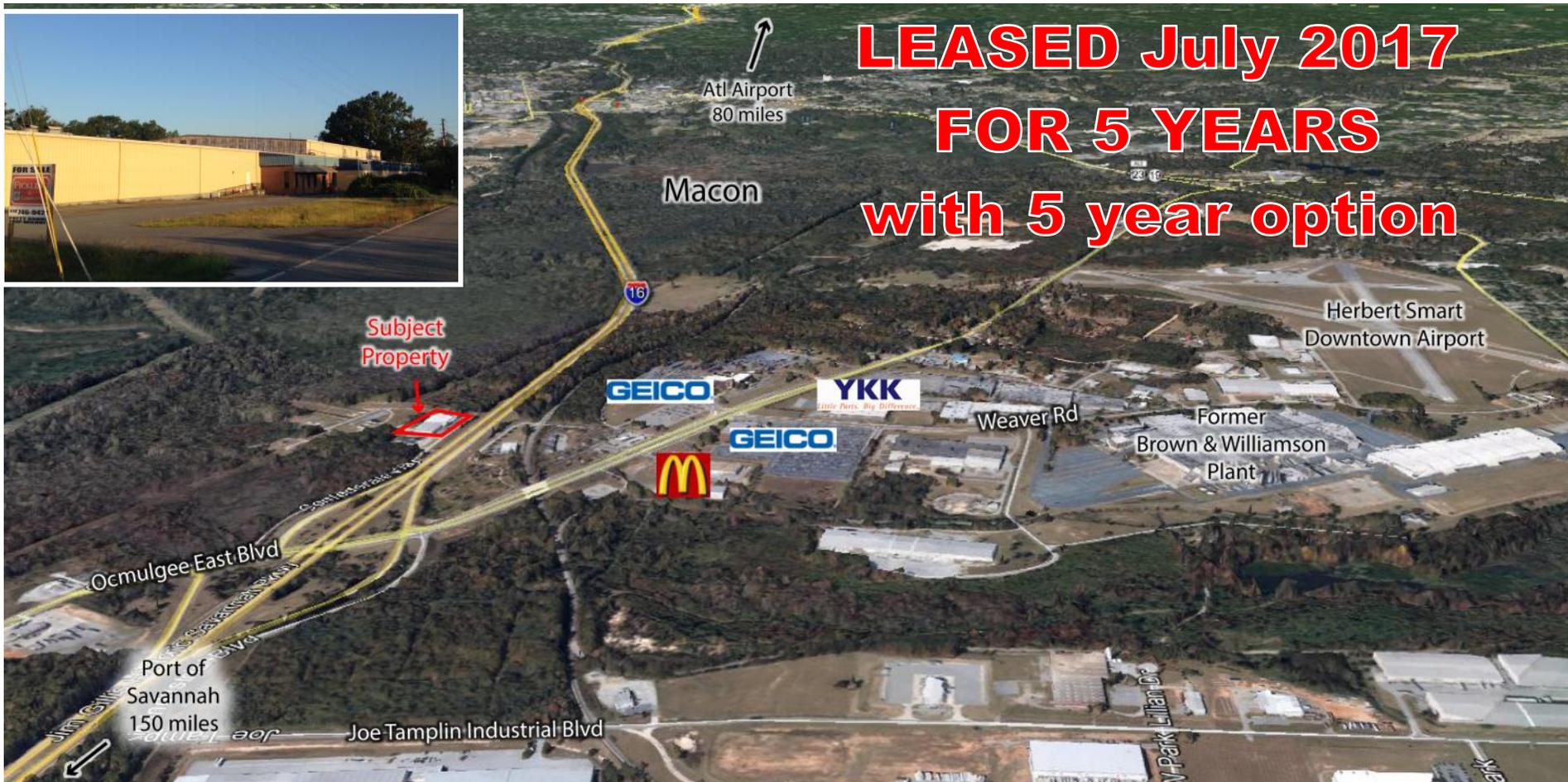


INCOME PRODUCING/INVESTMENT - NNN - Office/Warehouse For Sale

4345 Confederate Way | Macon, GA

±61,452 SF on ±3.14 Acres



**LEASED July 2017
FOR 5 YEARS
with 5 year option**

Sale Price: \$1,350,000

For information, contact:

Trip Wilhoit, CCIM, ALC **Patty Burns, CCIM, ALC**

478.803.4121

478.803.4120

trip@fickling.com

patty@fickling.com

See detailed property information at www.Fickling.com

Commercial Division
577 Mulberry Street
P.O. Box 310
Macon, GA 31202
(478) 746-9421
(478) 742-2015 FAX
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www.fickling.com

 **FICKLING
& COMPANY**
A Full Service Real Estate Company

INCOME PRODUCING/INVESTMENT - NNN - Office/Warehouse For Sale

4345 Confederate Way | Macon, GA

- Bldg Size:** 61,452 sf Office/Warehouse Bldg
- 3,960 sf office consisting of 6 offices, open office area, break room, 2 restrooms, and storage room.
- 57,492 sf Warehouse consisting of open warehouse space, two pre-manufactured offices, 2 restrooms, 360 sf wooden mezzanine area.
- Roof:** New roof in 2017 on right half of warehouse (see aerial)
- Lot Size:** 3.14 acres
- Built:** 1977
- Ceiling Hts:** Low end: 20' eave, 22' center
High end: 28' eave, 32' center
- Construction:** Walls: metal frame & brick
Roof: standing seam metal
Floor: concrete
- Lighting:** Fluorescent and sky lights
- Docks:** 1—on-grade/roll-up/drive-in doors
12—dock-high
- Fire Protection:** High capacity sprinklers
- Parking:** 27 asphalt spaces with room for expansion
- Utilities:** All utilities available to site.
Electricity: 240v, 250v, 480v and 600v
- Security System:** Yes
- Floorplan:** See floorplan attached
- Notes:** This building has been leased for 5 years with a 5 year option for a manufacturing facility to a local businesses. Call for details regarding the lease.
- Current Tenant:** Ultrapak Packaging, LLC
- Financials:** Call Agent



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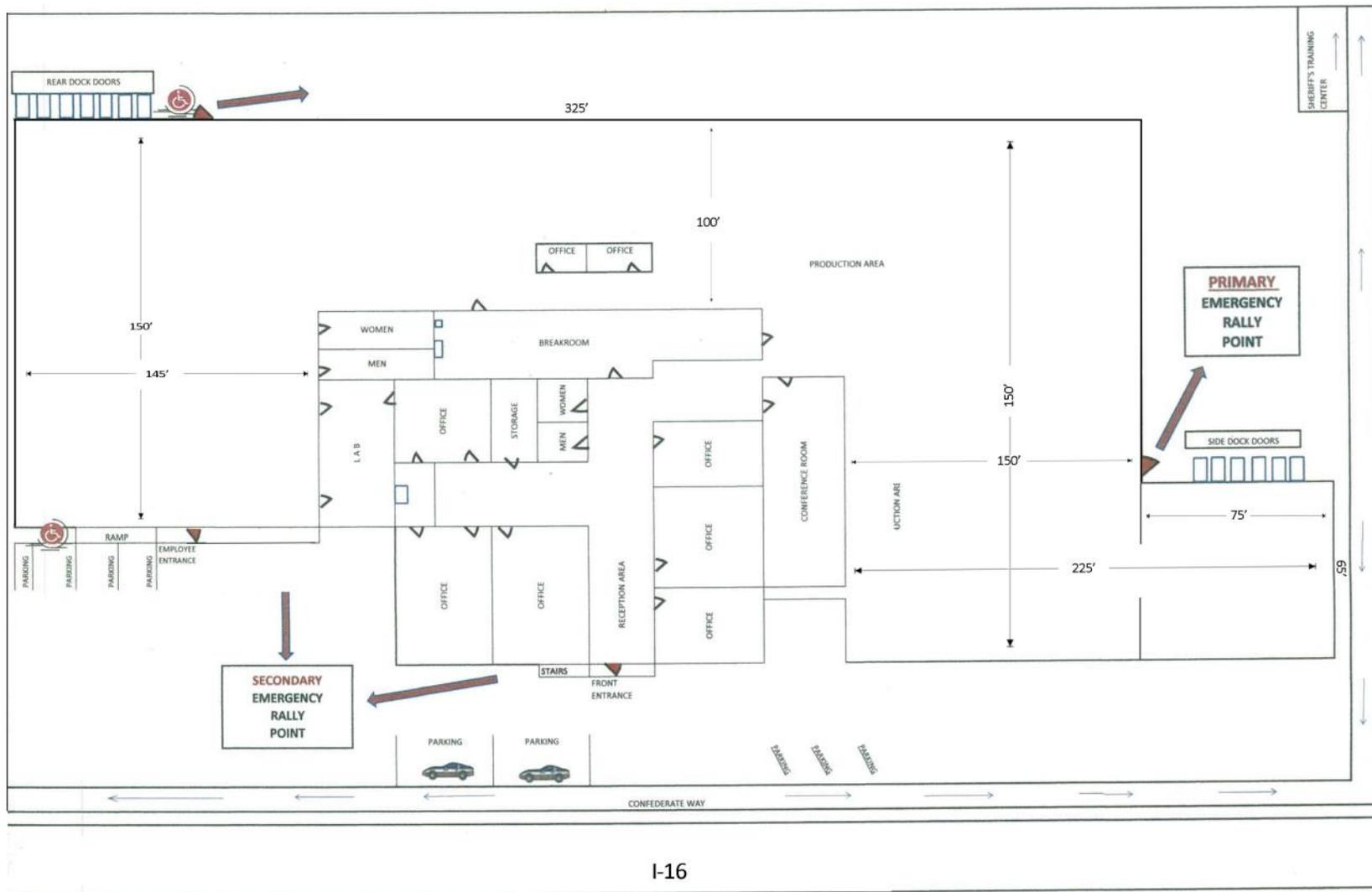
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