

Service/Flex Building
109 Columbus West Drive
Macon, GA 31206



Business Relocating

Building Size: 8,400 SF Building which includes:

- 2,800 SF Office Area
- 4,800 SF Conditioned Service Space
- 2,400 SF Storage Space

Lot Size: .99 Acres

Built: 2006

Ceiling Height: 14' to 20'

Zoning: PDE

Utilities: Power, public sewer, water

Real Estate Taxes: \$7,797 (2018)

Electrical: 3 Phase 480 HV

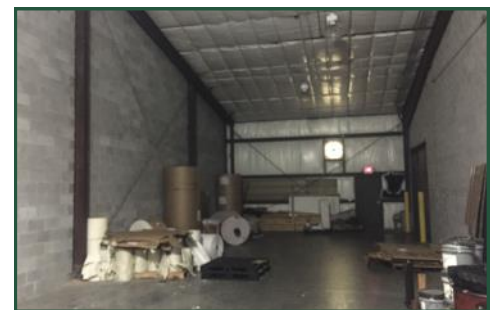
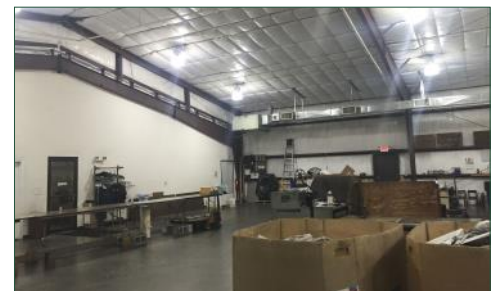
Dock Doors: One Dock Door

Ground Level Doors: One Ground Level Door

Nearby Businesses: Johnny V's Restaurant, ShuBee Inc., Casteel Trucking and Service Master.

Location: Conveniently located near Columbus Road and Heath Road in West Bibb County.

Use: Currently used as a publishing company.



Reduced Offering Price: \$575,000
~~**Offering Price: \$625,000**~~

**FOR MORE
INFORMATION
CONTACT**

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DEMOGRAPHICS

2018	1 Mile	3 Mile	5 Mile
Population	878	20,406	58,665
Median Age	34.7	33.4	35
Average HH Income	\$56,969	\$58,745	\$59,363

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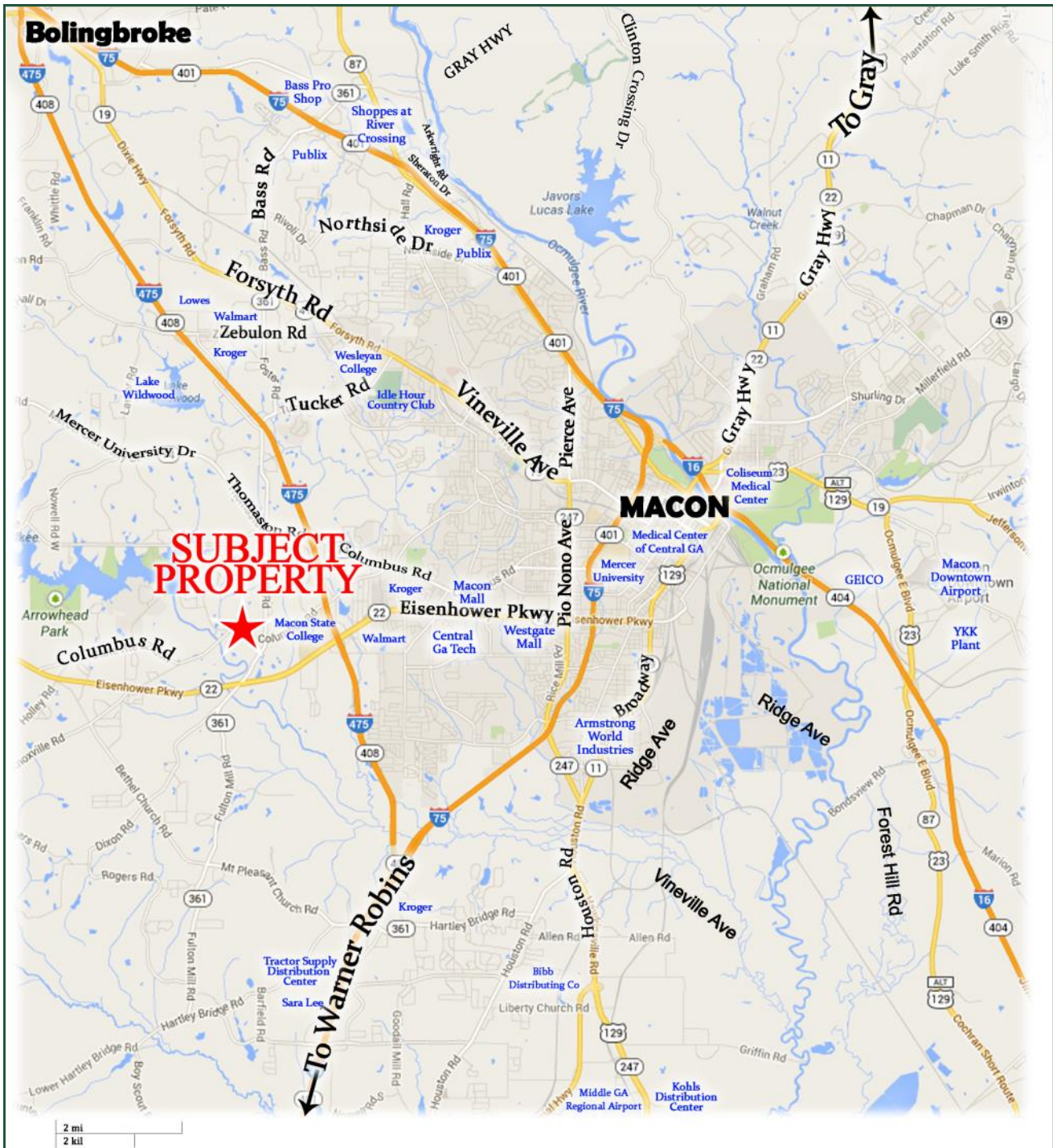
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 **FICKLING
& COMPANY**
A Full Service Real Estate Company
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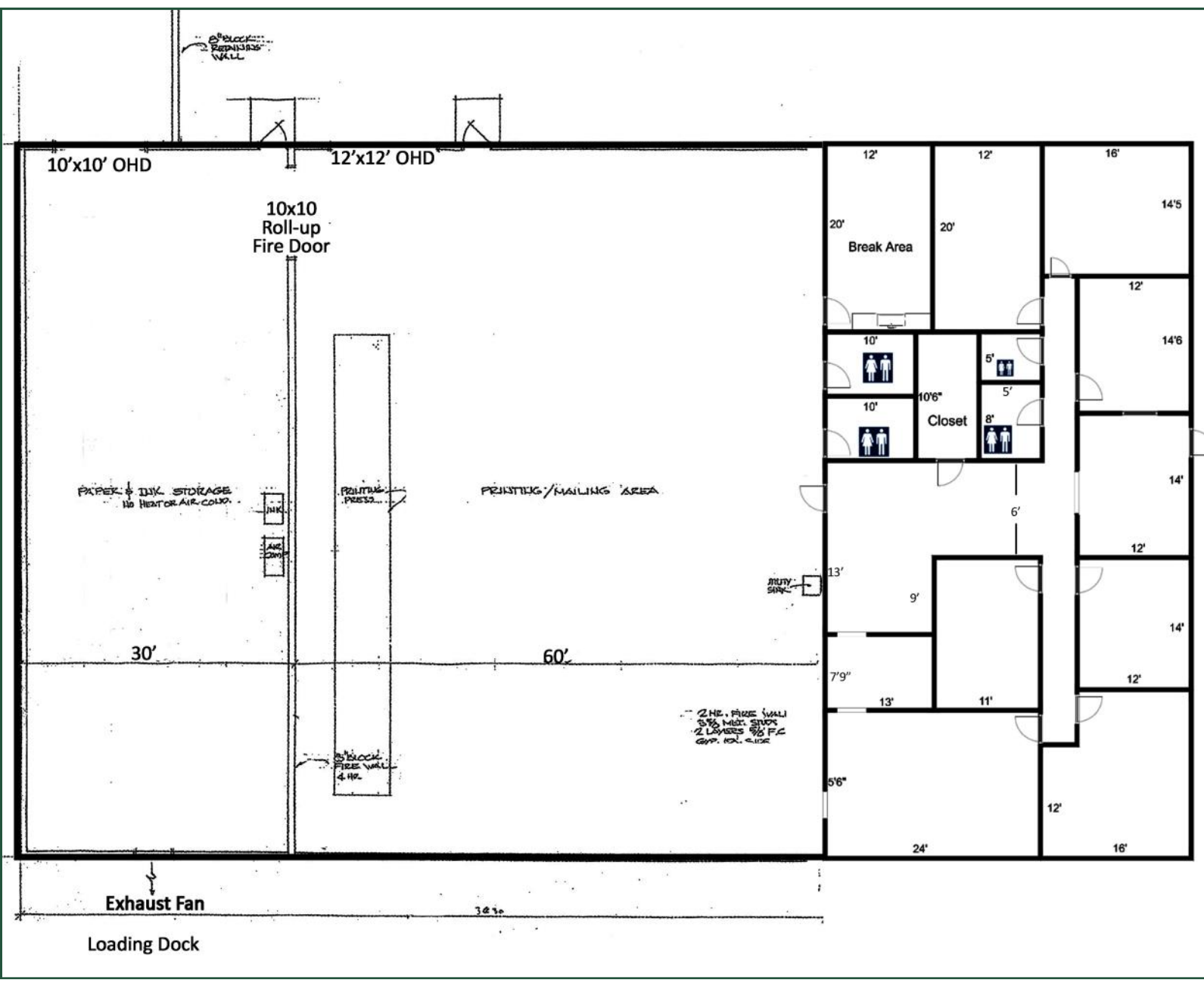
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