

INVESTMENT PROPERTY FOR SALE

INDUSTRIAL/WAREHOUSE

300 Casablanca Drive
Macon, Georgia



OWNER FINANCING, LOW DOWN PAYMENT

PROPERTY HIGHLIGHTS

- 35,000 Square foot Multi-Tenant building
- 8% Cap Rate on Current Net Operating Income
- 7.2 Acres
- High Ceilings
- Wide open clear space
- Convenient to Interstates 75 & 16
- Located near the intersection of Weaver Road and Hubbard Road. Ocmulgee East Industrial Park
- Dock and Ground level doors
- Wet sprinkler system
- Zoned M-2
- 3 Phase 400 AMP—480 Electrical
- Existing Tenants include Kellstrom Defense Inc., Phoenix Diversified, and Shred Monster.



List Price: \$850,000 (35,000 SF bldg. with 7.20 AC)

Address	Description	Status	SF
300-A	Metal building. Ceiling ht is 18 to 30 feet over 130 foot span. 1,500 sf office. 3 dock doors and one 16 X 16 ground level door.	Leased	22,500
300-B	Small warehouse space with one restroom and no offices. One 16X 16 ground level door.	N/A	1,879
300-C	Small office with restroom. One 16 X 16 ground level door and 2 Dock doors	Leased	7,500
300-D	Small warehouse with no offices or restroom. One 12X12 ground level door.	Available	2,000
Lot	Additional Parking Lot Available for lease	Available	N/A

INVESTMENT HIGHLIGHTS	Current Occupancy	95% Occupancy
Gross Potential Income	\$ 92,400	\$ 99,600
Vacancy	\$ 8,400	\$ 4,980
Effective Gross Income	\$ 84,000	\$ 94,620
Expenses		
Taxes	\$ 12,375	\$ 12,375
Insurance	\$ 4,500	\$ 4,500
Total Expenses	\$ 16,875	\$ 16,875
NOI	\$ 67,125	\$ 77,745

FOR MORE INFORMATION CONTACT

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www.commercial.fickling.com

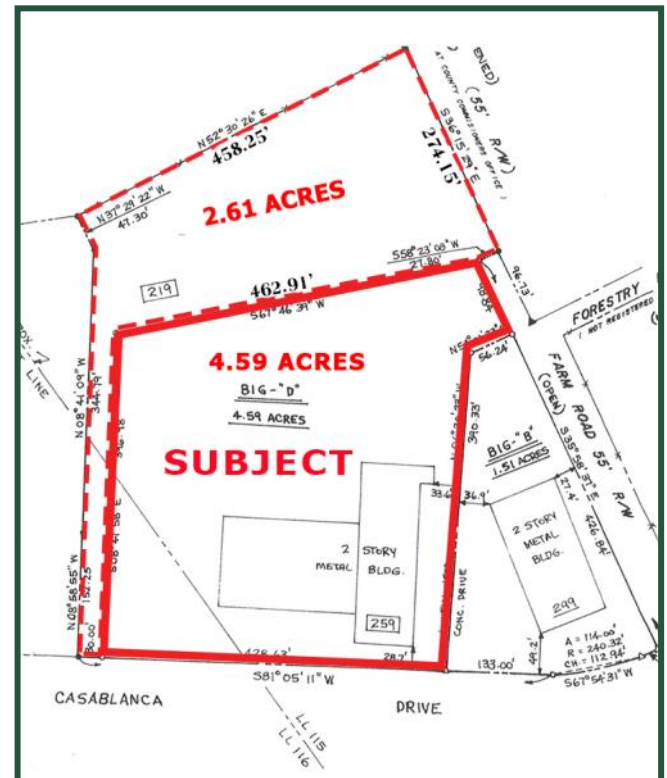
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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DEMOGRAPHICS

2018	1 mile	3 mile	5 mile
Population	462	6,417	33,709
Average HH Income	\$36,180	\$50,784	\$45,829
Median Age	36.4	37.2	35.9

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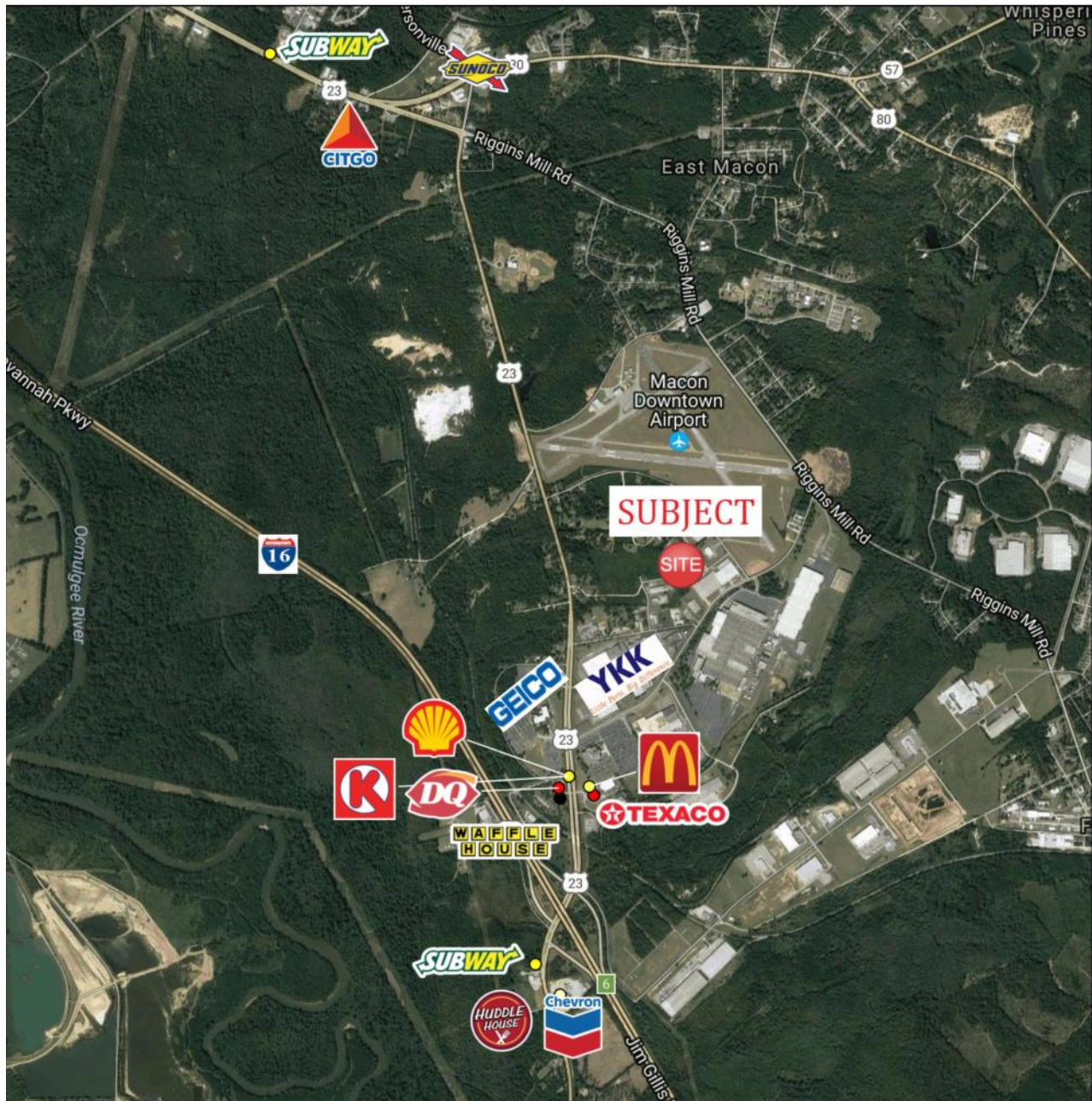
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AERIAL—NEARBY BUSINESSES



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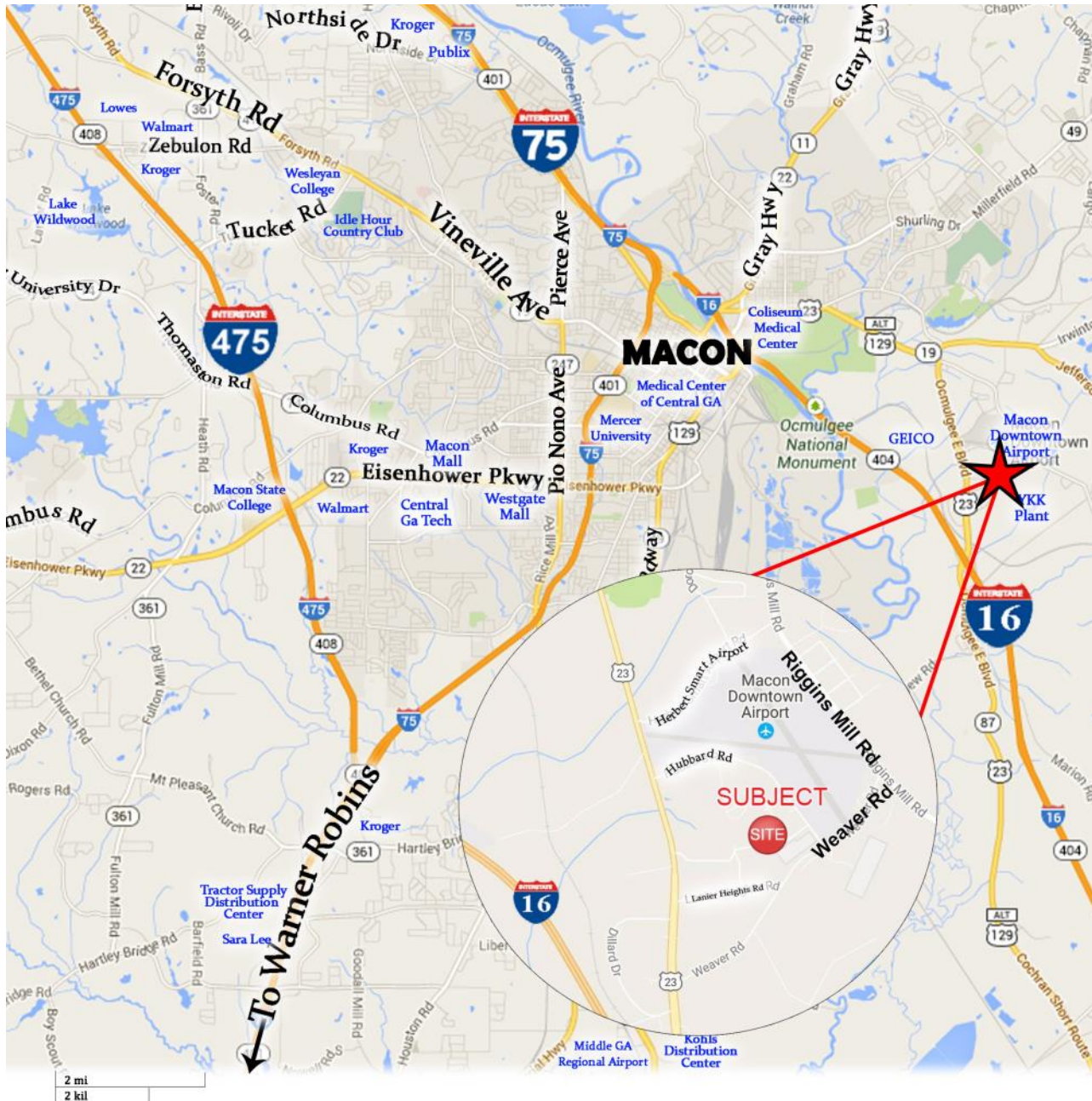
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MAP



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