

# Office & Warehouse For Sale

8100 Industrial Highway  
Macon, GA 31216



**Building Size:** 10,000 sf  
- 7,500 sf warehouse  
- 2,500 sf office

**Lot Size:** 2.96 acres (.85 acres fenced in)

**Year Built:** 1995 & 2009

**Ceiling Height:** 14'-16' ceilings

**Utilities:** All available (paid by owner)

**Zoning:** M-2

**Neighbors:** Boyd's Industrial Woodwork, Volumatic, Aspen Products Inc., Diamond Plastics, Lopaco, Beasley Flooring Products, Nichiha Corporation, Middle Georgia Regional Airport & Airport South Industrial Park.

**Location:** Property is located in South Macon between Macon & Warner Robins. The property has a fenced in area for trucks, storage, etc. Excess property can be used for additional parking or could be a pad site for another building.

**Description:** The building has 9 offices, kitchen, 2 bathrooms, 2 dock high doors (10x10) & 1 drive in roll up door (10x12)

**Reduced Price: \$475,000**

~~**Sale Price: \$550,000**~~

**Lease Price: \$3,750/Month**

**FOR MORE  
INFORMATION  
CONTACT**

**Trip Wilhoit, CCIM, ALC**  
478-746-9421 (O)  
478-960-4080 (C)  
trip@fickling.com

**Patty Burns, CCIM, ALC**  
478-746-9421 (O)  
478-951-5100 (C)  
patty@fickling.com

**georgiacommercialrealestate.net | commercial.fickling.com**

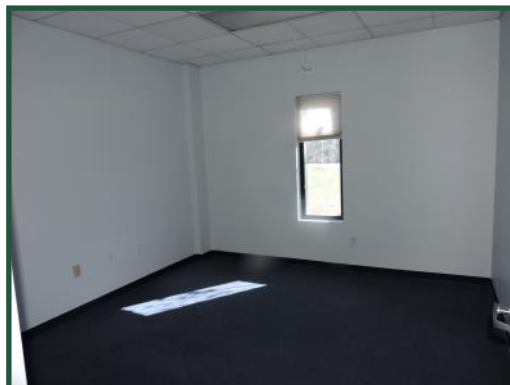
577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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## PHOTOS



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## **FLOOR PLAN**

**1,500 SF**  
**WAREHOUSE**

**2,500 SF**  
**OFFICE**

**6,000 SF**  
**WAREHOUSE**

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## AERIAL



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