

# Industrial / Flex Building For Lease

889 Guy Paine Rd  
Macon, GA 31206



**Building Size:** 10,800 SF Building

**Located:** Located on one of Macon's major North South corridors convenient to Downtown Macon.

**Lot Size:** 1.44 Acres

**Use:** Previously Venture Products

**Built:** 1957

**Estimated**

**Ceiling Height:** 10'-13'

**Fire Protection:** Sprinklered

**Utilities:** All available

**Zoning:** M-1

**Traffic:** 4,500 VPD

**Estimated Expenses:** Taxes: \$2,132.15 (2018)

**Rollup Doors:** Building has two roll up doors; one van height and one dock with outside dock loading area.

**Nearby Businesses:** Armstrong World Industries, Hendrick's Diesel Repair, SA Recycling, U-Pack, ABF Freight, Marathon Gas Station & Purser Truck Sales

**Lease Price: \$2,900/month**  
**(Plus Increases in Taxes & Insurance)**

**FOR MORE  
INFORMATION  
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR  
478-746-9421 (O) | 478-737-3381 (C)  
lcrumbley@fickling.com



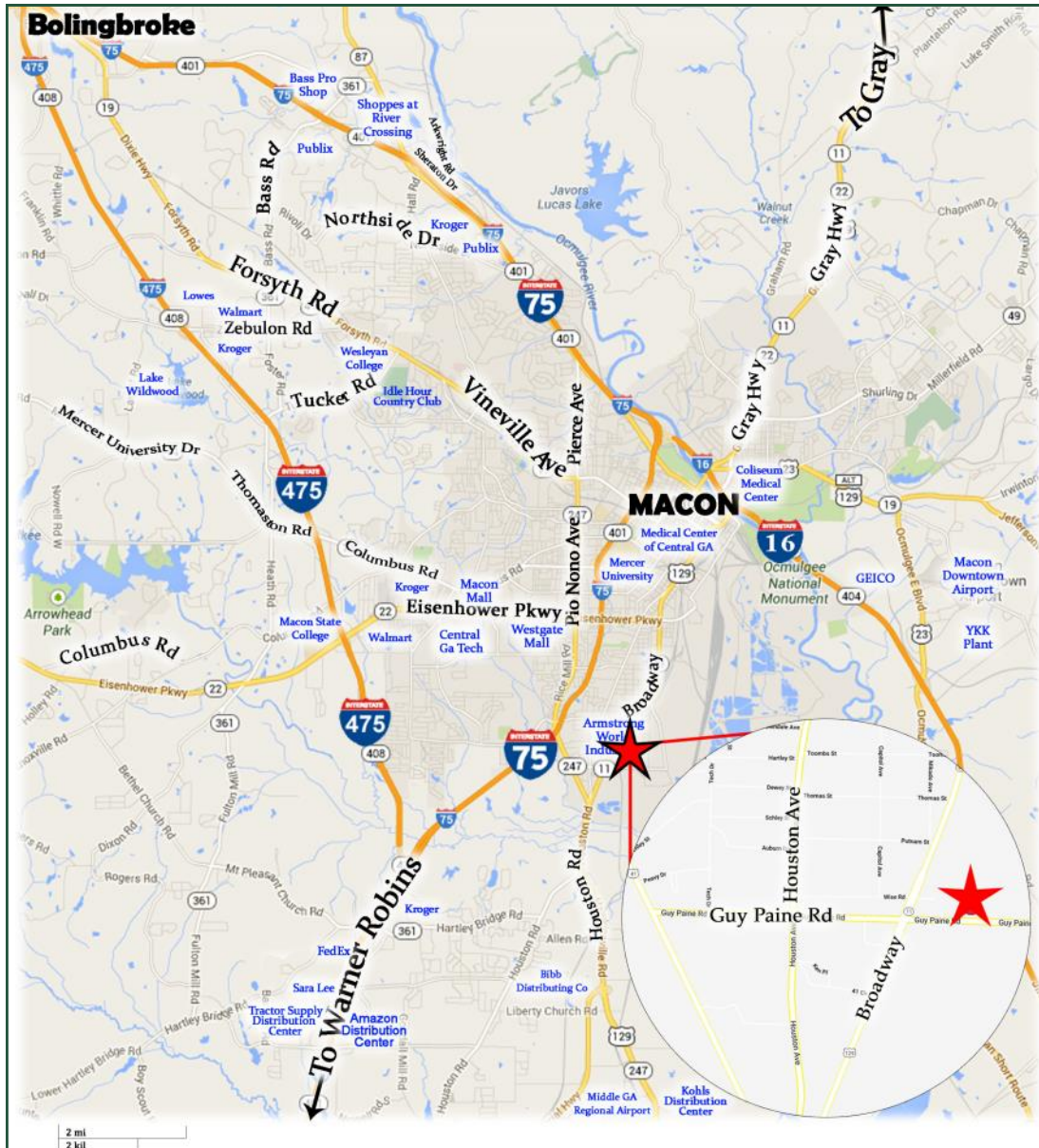
**commercial.fickling.com**

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	2,775	22,096	67,155
Median Age	34	33.7	34.1
Average HHI	\$28,068	\$34,356	\$41,154

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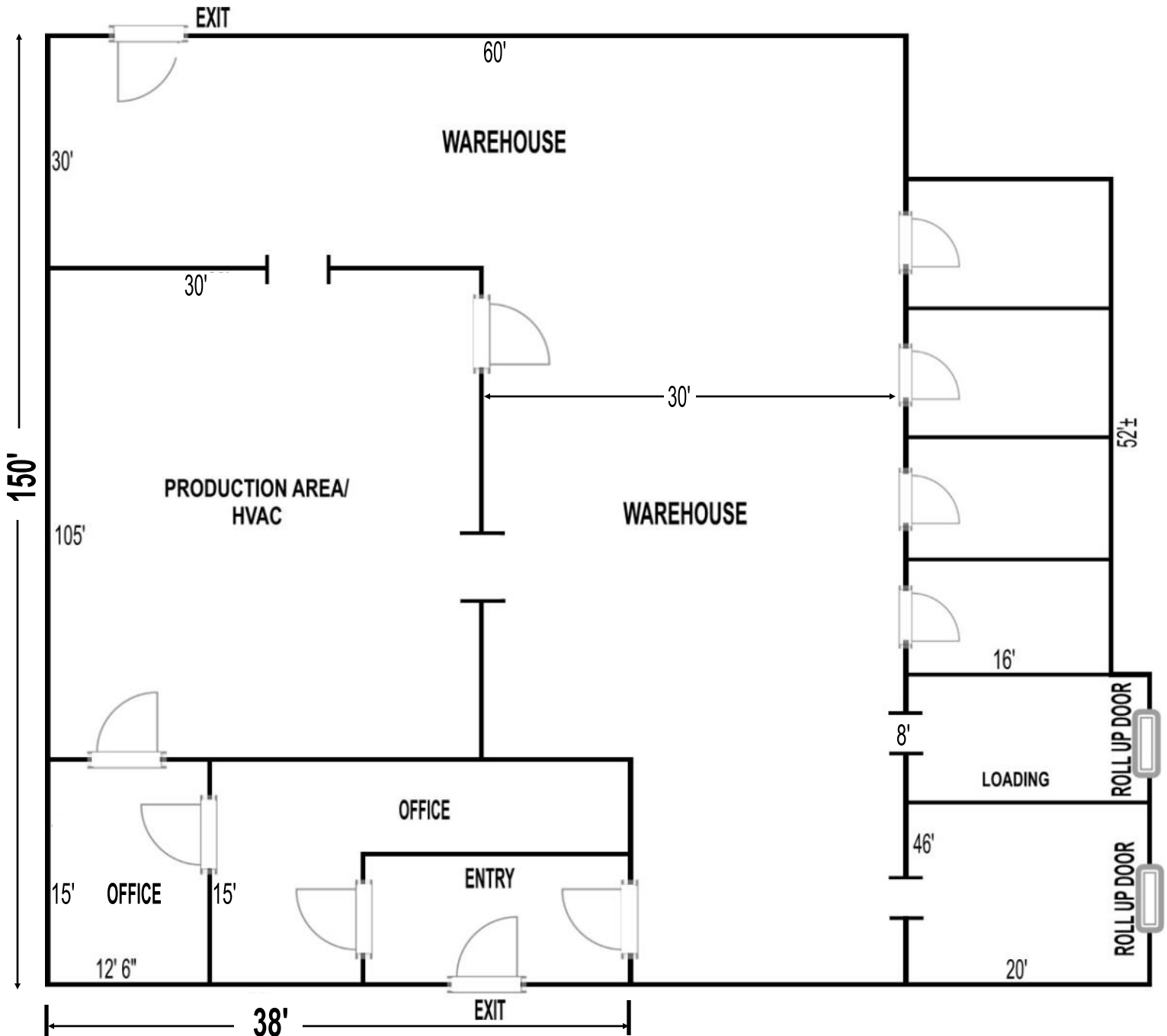
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