43,950 SF Office / Warehouse Investment
Dock High, ESFR, I-475 Corridor
4848 Mercer University Drive, Macon, GA 31210

FICKLING & COMPANY



SALE PRICE: $3,400,000.00

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	4848 Mercer University Drive Macon, GA 31210
Year Built:	1979, renovated 1994
Total Size:	43,950 SF (per Macon-Bibb County public record)
Ceiling Height:	Warehouse: 22’ 7” at eave, 23’ 7” at center Office: 8’
Utilities:	All Available
Dock Doors:	Dock High - 4 Drive-in - 2
Parking:	70 spaces (69 standard, 1 accessible)
Frontage:	345’
Traffic Count:	Mercer University Dr - 21,600 VPD I-475 - 66,700 VPD

SITE

Site Size:	5.54 Acres
Parcel ID:	L081-0100
County:	Bibb
Zoning:	PDM
Taxes:	$16,598.20 (2026)
Topography:	Level at building pad; approx. 28’ of fall across southwestern portion of site

Demographics 2026	1 Mile	10 Miles	25 Miles
Population	4,355	167,802	422,771
Avg HH Income	$61,553	$91,309	$99,143
Median Age	32.0	37.2	37.4

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4848 Mercer University Drive is a 43,950 SF office and warehouse investment property situated on 5.54 acres in Macon, Bibb County, Georgia. Improvements consist of 9,600 square feet of finished two-story office, 34,350 square feet of warehouse, and a detached 1,650 square foot outbuilding, per Macon-Bibb County public record. The warehouse measures 22'7" at the eave and 23'7" at center - a ceiling height well above the Macon industrial norm - and is protected by an ESFR sprinkler system, a specification uncommon in buildings of this vintage and costly to retrofit. Loading is served by four dock-high doors and two drive-in bays with 14-foot doors, and all utilities are available to the site. Zoning is PDM, and a recorded zoning permit allows outside storage at the side and rear of the building; approximately one-half acre is presently fenced and in use.

The warehouse is leased to Carroll's LLC d/b/a National Tire Wholesale, a TBC Corporation company and one of the largest tire distributors in North America. The tenant has occupied the building since 2012 and has extended its term through January 2030, with one remaining five-year option carrying occupancy to January 2035. The tenant reimburses 68.4% of real estate taxes, insurance and grounds maintenance, plus a building management fee. The first-floor office suite is separately leased through October 2029 with a five-year renewal option. A vacant, independently accessible second-floor office suite offers immediate lease-up upside to an investor.

Fronting 345 feet on Mercer University Drive, the property sits within the I-475 logistics corridor near Amazon's Macon facility, with direct access to Highway 80 and Highway 41 and connectivity to I-75 and I-16 for the Atlanta and Savannah markets. Traffic counts are 21,600 vehicles per day on Mercer University Drive and 66,700 on I-475. Nearby businesses include industrial users, self storage, auto sales and service, service contractors, convenience stores, and national and local restaurants.



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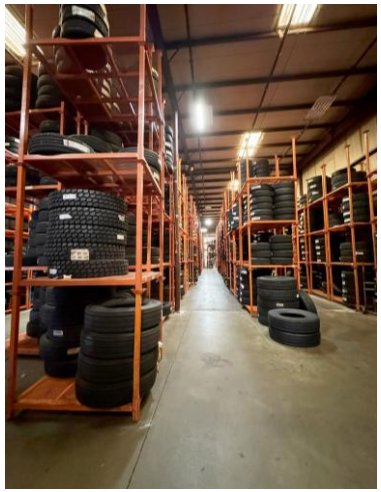
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Summary | Area Info | Photos | Aerial | Site Map | Agent Info



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Fickling & Company, Inc. has been setting the standards for Real Estate Services in southeastern secondary markets since its founding in 1939 as Fickling & Walker, Inc. Fickling & Company, Inc. is a full-service real estate and development firm headquartered in Macon, GA.

Fickling & Company provides professional commercial real estate consulting to both buyers and sellers, commercial property sales, and commercial property leasing and property management - all under one roof. The Company's heritage includes the development of more than one hundred subdivisions and apartment communities in Middle Georgia, as well as countless commercial developments throughout the Southeast.

Our licensed Commercial Sales and Leasing Agents are the experts in this industry and combined have over 100 years of experience in the commercial real estate business.



Presented by: Lan Heath

Lan has extensive experience in the commercial and multi-family development fields. He started in that industry as a founding principal with Heath & Associates, Inc. and MMI Capital, LLC. In October 1995. Those companies focused on development, investment, finance and management of multi-family market rate and tax credit properties (section 42), as well build-to-suit commercial investment properties leased to federal, state and county governmental agencies and Fortune 1000 corporate customers. He was responsible for the development, finance, and management of nearly 500,000 square feet of space in five southeastern states.

Since joining the Fickling Team in October of 2019 his focus has been in retail center, industrial, automotive, warehousing and distribution owner representation, sales, leasing and investment.

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