

OWNER/USER OPPORTUNITY FOR SALE OR LEASE

35,000 SF plus Additional Parcels Available

Casablanca Drive & Hubbard Rd

Macon, Georgia



OWNER FINANCING, LOW DOWN PAYMENT

PROPERTY HIGHLIGHTS

- Multi-Tenant Building with up to 35,000 square feet available
- 7.2 Acres with 2 to 34 acres that can also be purchased as shown.
- High Ceilings
- Convenient to Interstates 75 & 16
- 2020 Taxes: \$9,879.18
- Estimated Insurance: \$4,500.00
- 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



List Price: \$990,000 (\$28.29/psf; 35,000 SF bldg. with 7.20 AC)

Address	Description	PSF	Monthly	Status	SF
300-A (Available July 2021)	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. Racking also available	\$3.50	\$6,560	Available July 2021	22,500
300-B	Small warehouse space with one restroom and no offices. One 16X 16 ground level door. Owner will install Tenant separation wall.			Leased (Short term)	1,879
300-C	Small office with restroom. One 16 X 16 ground level door and 2 Dock doors Can be combined with B & D.			Leased (Short term)	7,500
300-D	Small warehouse with no offices or restroom, or plumbing. One 12X12 ground level door. Storage only.	\$2.40	\$400	Available	2,000
Lot	Additional Parking Lot Available for lease. Temporarily Leased			Available	N/A

**FOR MORE
INFORMATION
CONTACT**

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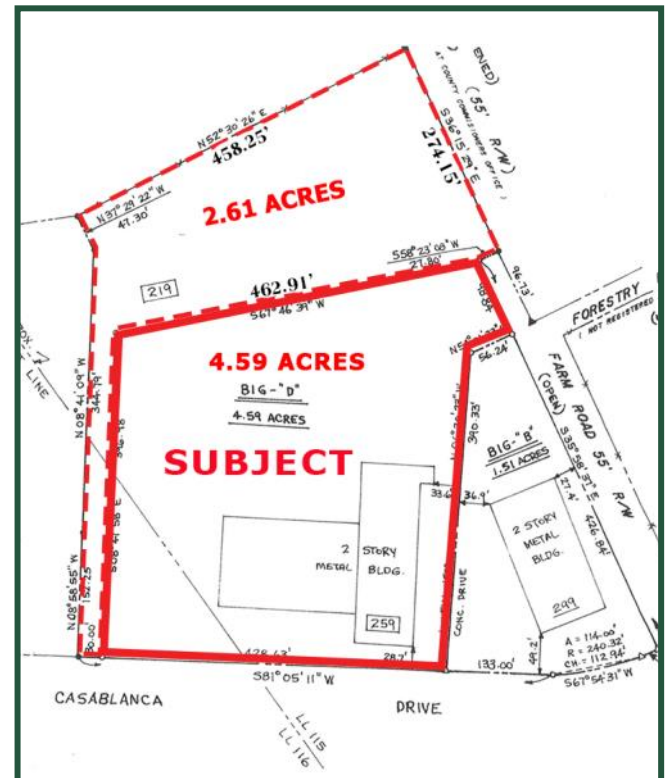
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577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

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DEMOGRAPHICS

2020	1 mile	3 mile	5 mile
Population	460	6,362	34,288
Average HH Income	\$43,962	\$52,428	\$46,938
Median Age	36.6	37.9	36.7

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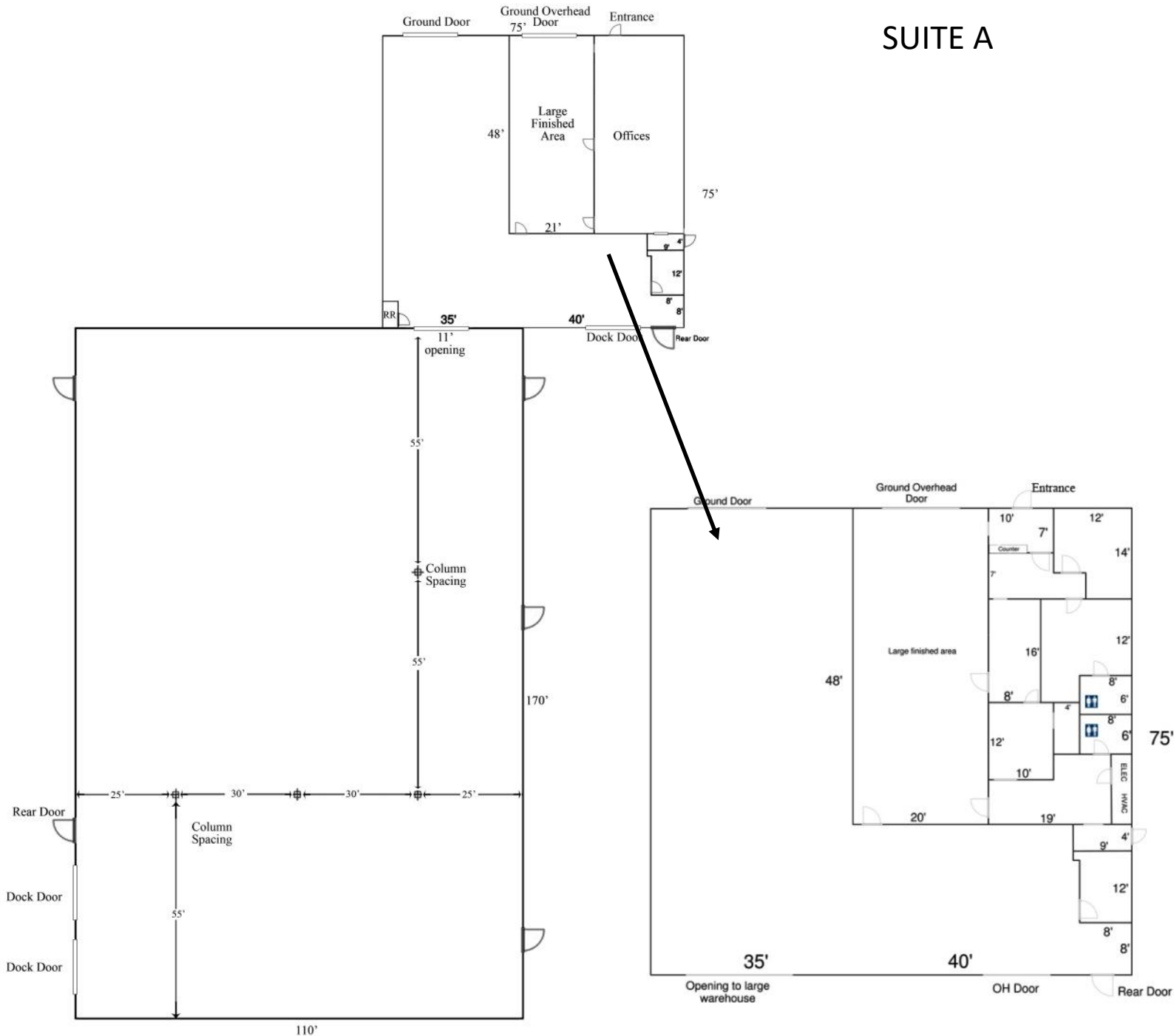
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FICKLING & COMPANY

A Full Service Real Estate Company
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SUITE A



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ADDITIONAL ADJACENT PARCELS AVAILABLE

2.47 to 34.47 Acres
 Hubbard Rd & Casablanca Drive
 Macon, Georgia



- PROPERTY SIZE:** 2.47 to 34.47 Acres Available
- UTILITIES:** Water, Sewer, Gas, Electricity available
- ZONING:** M-2 Heavy Industrial
- TOPOGRAPHY:** Varies
- NOTES:** Phase I Environmental available
- LOCATION:** Great location with Hubbard Rd., Casablanca Dr., and Mar-Sha Dr. frontage. Near Herbert Smart Airport and adjacent to Ocmulgee East Industrial Park.
- NEARBY BUSINESSES:** YKK, GEICO, Georgia Forestry Commission, Middle Georgia Community Food Bank, Southern Logistics & Equipment, IDS, Southeastern Freight Lines, Bibb Control Systems, Johns Manville, Plastikan, Gorman & Gorman, PODS, Waco Electric, Saddle Creek Corp., and Prologix.

Parcel	Acres	Offering Price	Price per Acre
Tract A & D (2091 Hubbard Rd.)	11.89	\$47,560	\$4,000
Tract B (Fronts Casablanca Dr.)	20.11	\$120,660	\$6,000
Tract C (Fronts Mar-Sha Dr.)	2.47	\$37,000	\$15,000

Will Divide: Call Agent for Combination Prices

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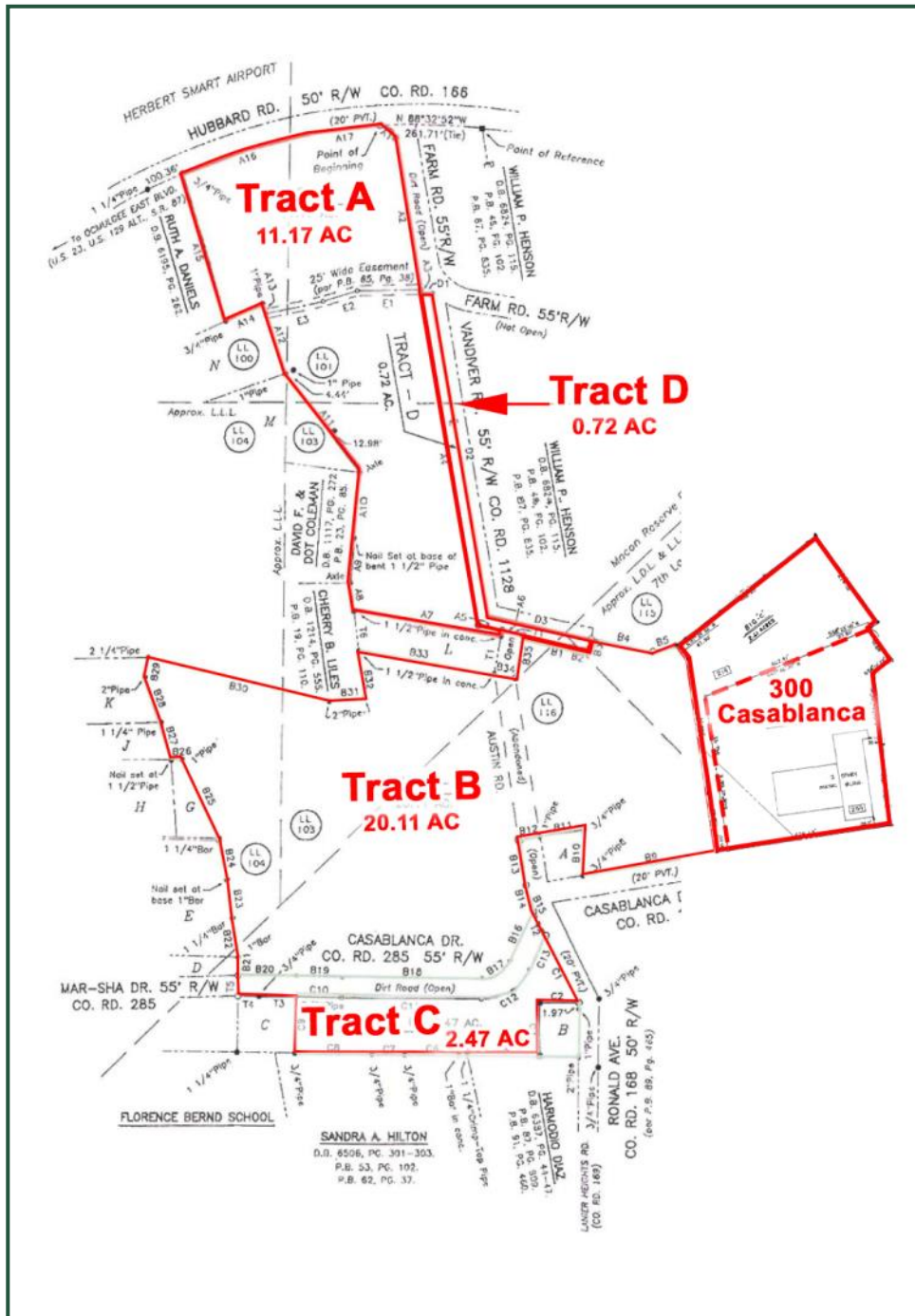
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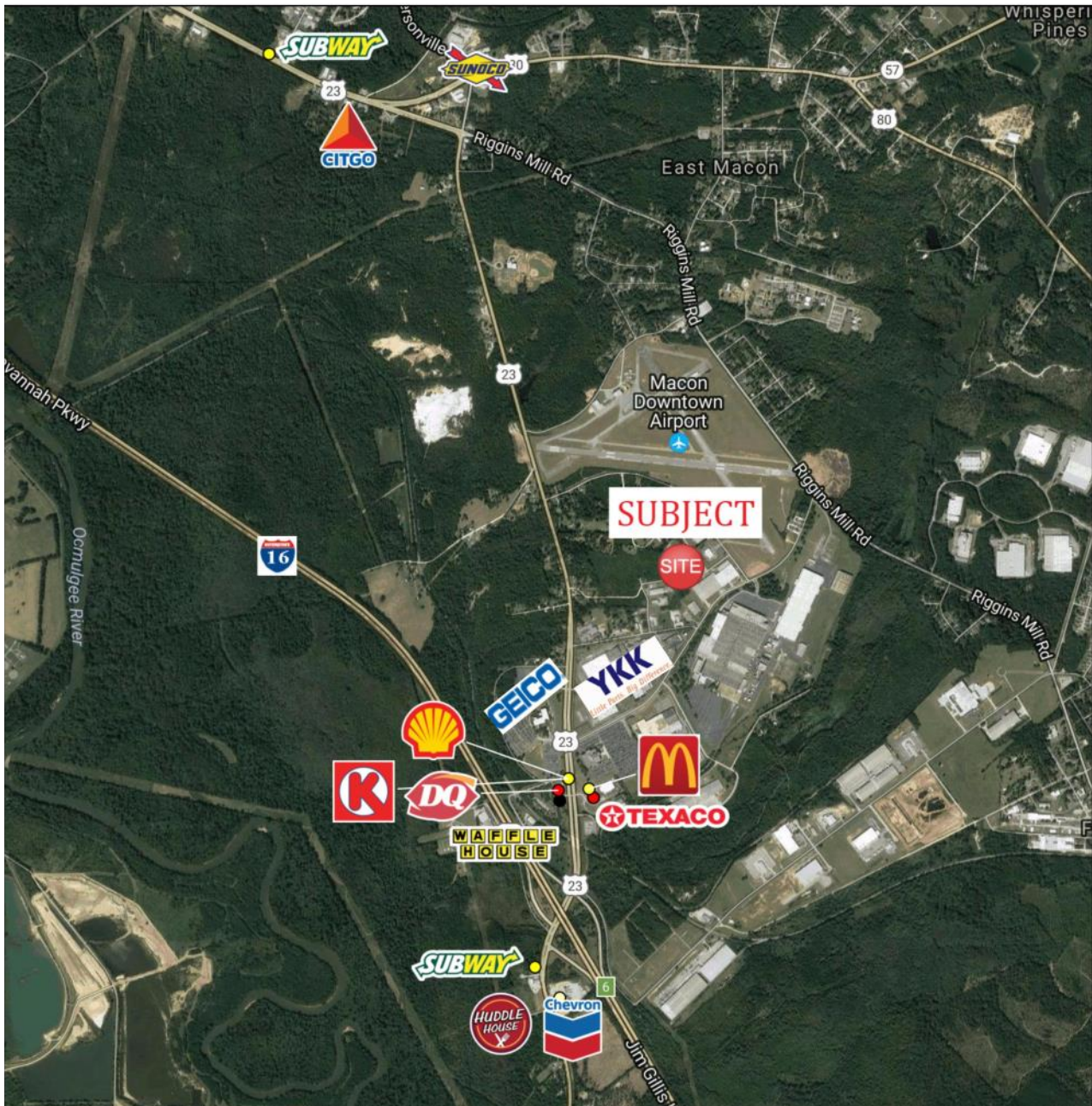
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AERIAL—NEARBY BUSINESSES



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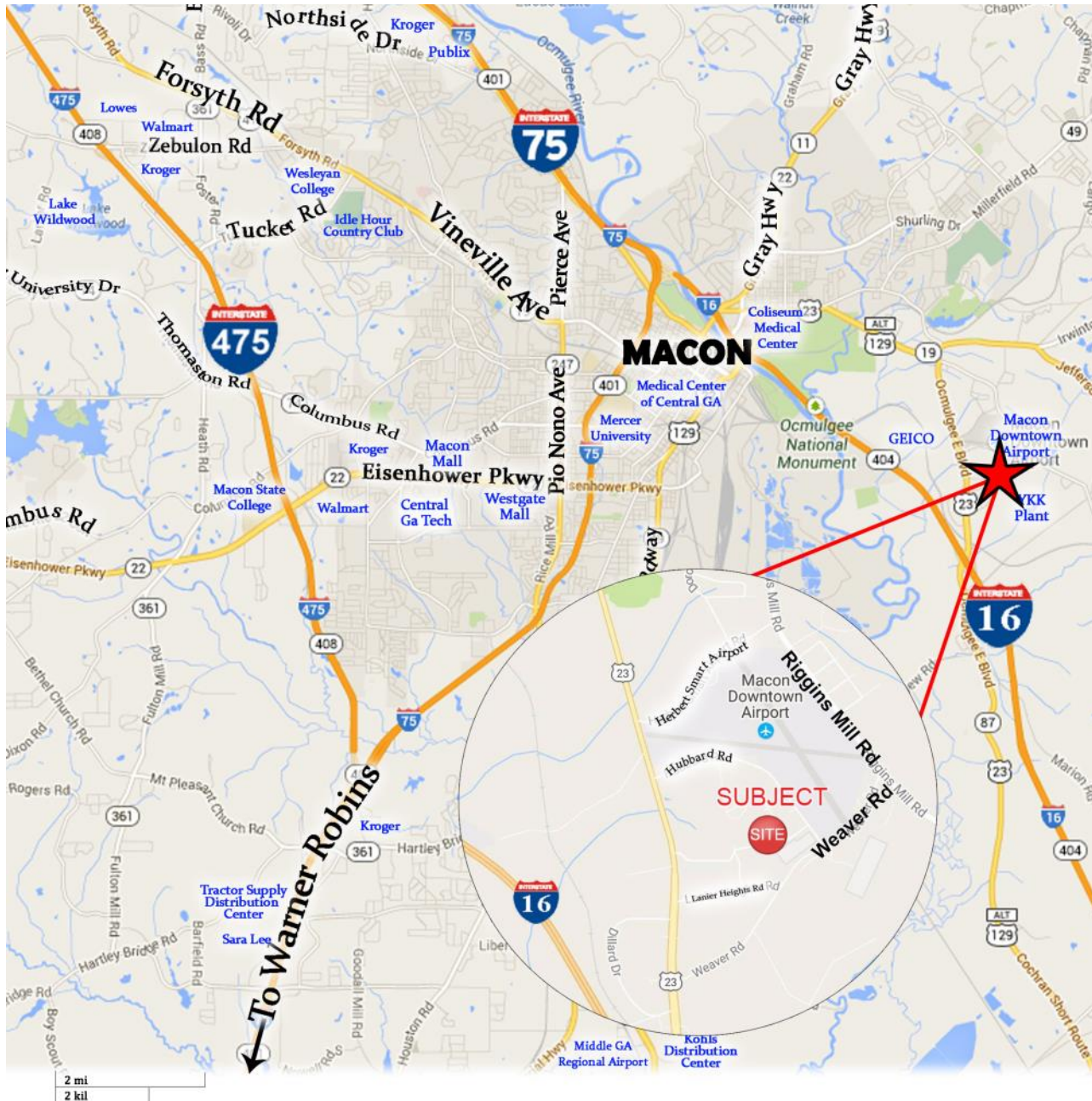
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MAP



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