

FOR LEASE

Industrial/Service Building

3401 Ocmulgee East Boulevard

Macon, GA 31217



Building Size: 5,000 SF
Lot Size: 1.54 Acres
Utilities: Water, Power
Power: 3 Phase power available

Drive-In Bays: 4-10x12; 1-8x8; 1-10x10
Year Built: 2001
Ceiling Height: 14' at interior eave

Zoning: Planned Development
Taxes: \$2,885.11 (2022 est.)

Parking: 20+ spaces
Traffic Count: 3,790 VPD

Location: Located on Ocmulgee East Boulevard, with good proximity to the Macon Airport, and 2 miles from I-16 via Ocmulgee East Boulevard (Highway 23).

Notes: Former auto repair shop. 6 Drive-In Bays, mezzanine, and office. Ideal location for auto repair, general contractor, storage, and general distribution.

Nearby Businesses: GEICO, Macon Airport, and Boogook Industries (A new Korean Car Manufacturer)

Lease Price: \$2,800/month NNN

(Plus property taxes and insurance)

**FOR MORE
INFORMATION
CONTACT**

Lan Heath, Commercial Sales & Leasing
478-746-9421 (O)
478-731-5899 (C)
lheath@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

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



Exterior



Interior



Interior, Towards Mezzanine



Reception



Office



Storage Area

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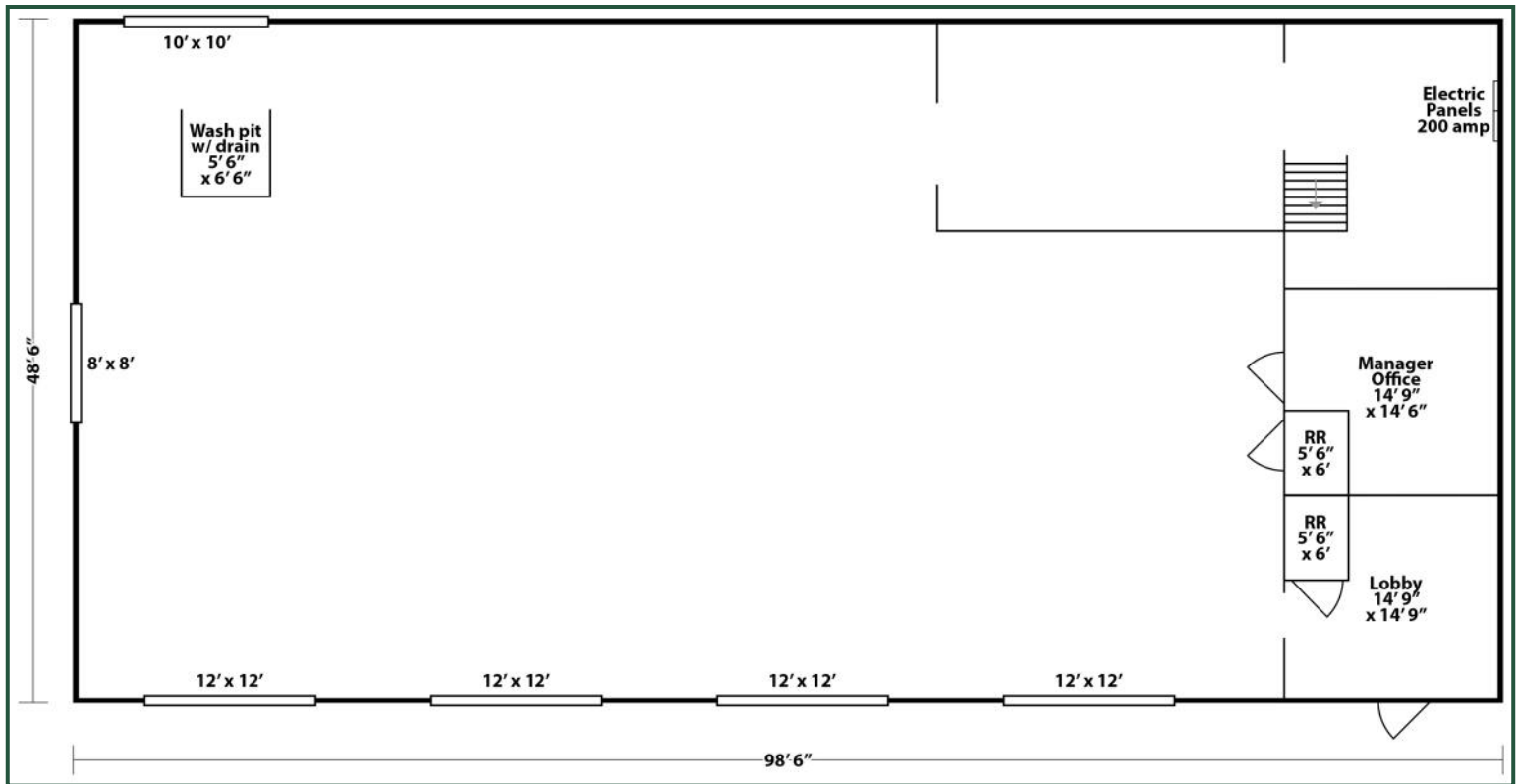
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FLOOR PLAN



*Dimensions are approximate, may not be to scale, and are not guaranteed.

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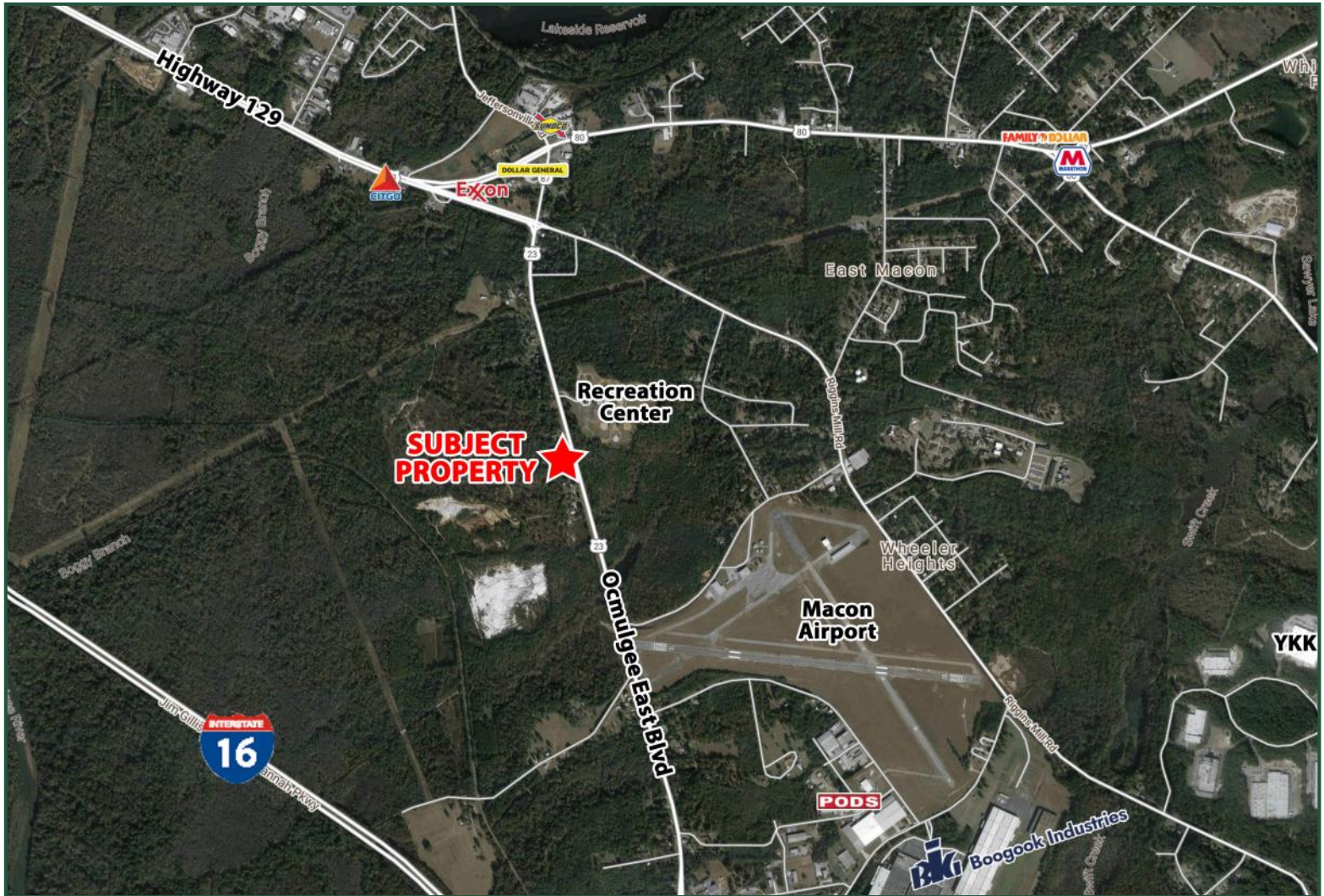
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DEMOGRAPHICS

2023	1 mile	3 mile	5 mile
Population	832	14,653	45,200
Median Age	38.7	37.8	36.6
Avg. HH Income	\$49,288	\$46,541	\$49,354

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