

Industrial Space Available

1-6 AC of Industrial Outdoor Storage Available

2815 Pio Nono Avenue

Macon, GA 31206



Available Space: 3,638± SF

Lot Size: 0.34 AC

Year Built: 1976

Utilities: Water, sewer, power, telecommunications

Zoning: C-2

Traffic Count: 22,100 vehicles per day - Eisenhower Parkway

17,700 vehicles per day - Pio Nono Avenue

Parking: Ample

Description: Industrial space available. Owner will fence property and create a “yard” if needed. 1-6 AC of industrial outdoor storage is also available.

Location: Easy access to I-75, and good proximity to I-457 and I-16, Macon’s main transit thoroughfares. [Drone footage of site here.](#)

Neighbors: Middle Georgia Industrial Park, American Freight Furniture, Mattress, & Appliance, Checkers, Krispy Kreme, Enterprise Rent-a-Car, Krystal, Budget Auto Sales, Burger King, and SecurCare Self Storage.

Lease Price: \$5,000/Month NNN*
***As Rendered**

**FOR MORE
INFORMATION
CONTACT**

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

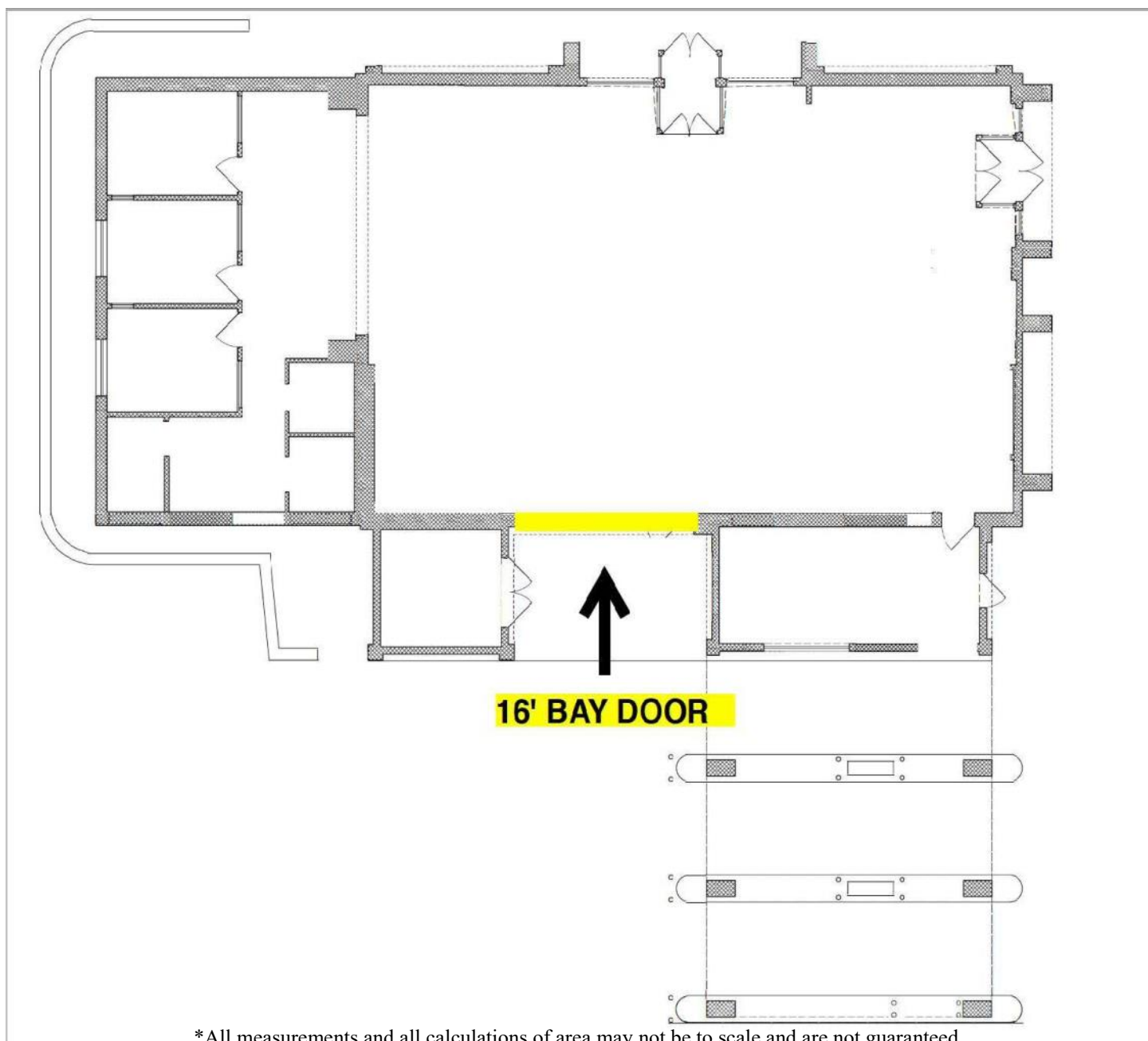
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FLOOR PLAN



*All measurements and all calculations of area may not be to scale and are not guaranteed.

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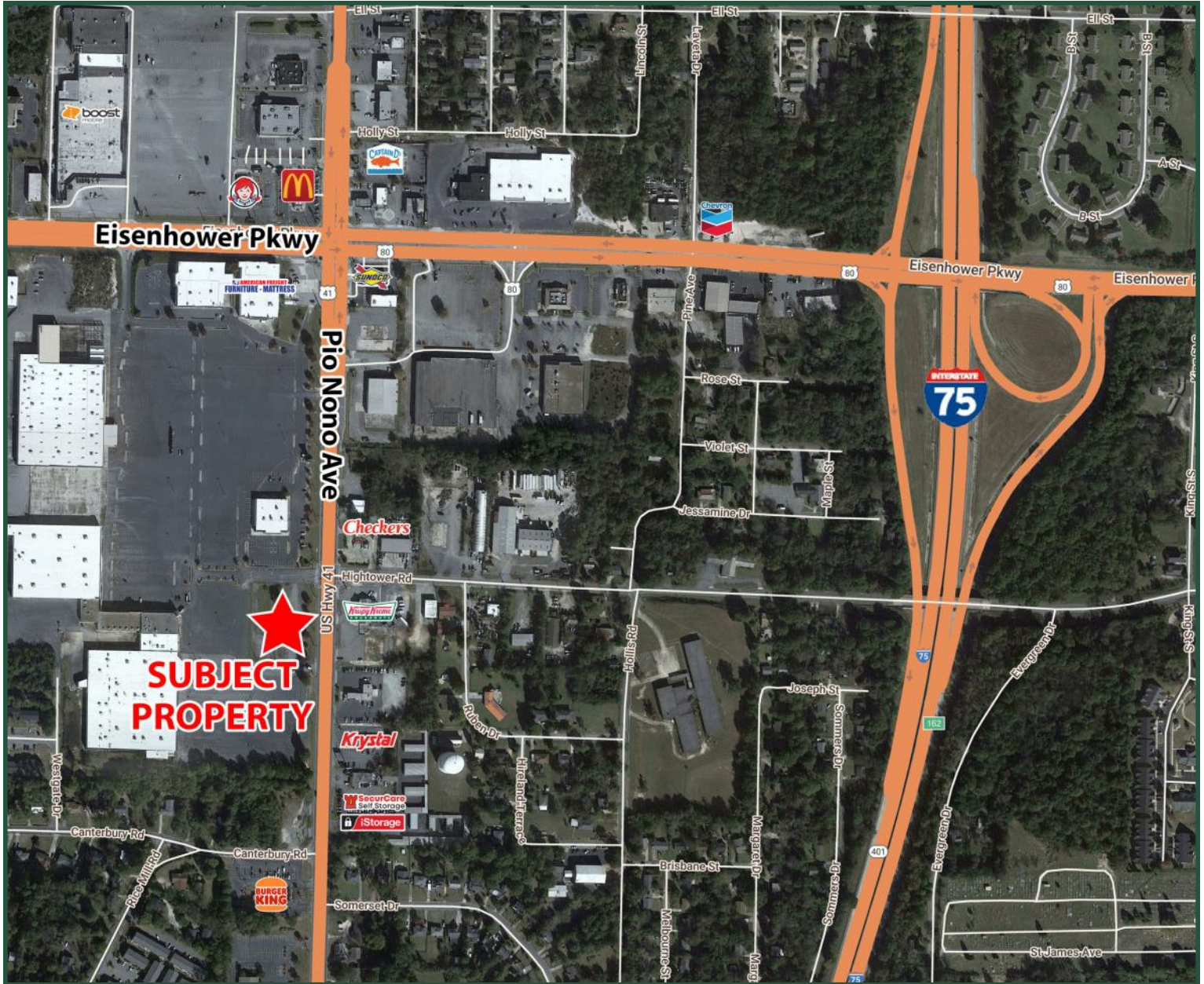
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AERIAL



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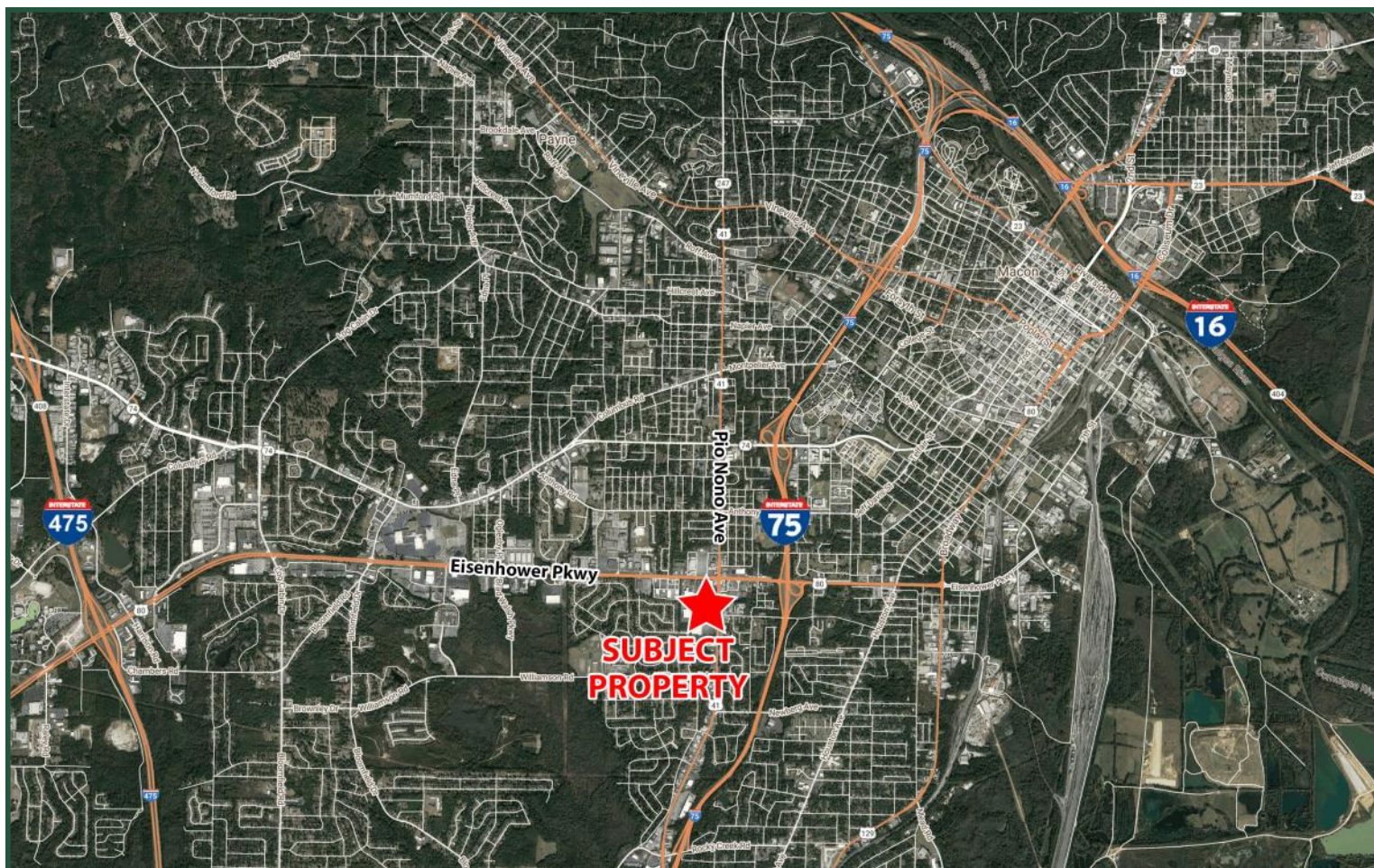
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AERIAL



2022 Demographics	3 Mile	5 Mile	10 Mile
Population	31,262	84,676	167,928
Median Age	35.6	35.5	37.6
Average HHI	\$37,497	\$46,859	\$61,067

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