



CONNOR COHEN | VICE PRESIDENT, INVESTMENT SALES

(678) 429-6098 | ccohen@conecommercial.com



FOR SALE OR LEASE

Industrial Yard + Warehouse Opportunity

1853 Jeffersonville Road | Macon, Georgia 31217

8,700 SF

TWO WAREHOUSES

3.2 ACRES

MOSTLY GRAVEL YARD

M-2

INDUSTRIAL ZONING

6,000 SF

THREE-SIDED LEAN-TO

AVAILABLE NOW

Sale and lease terms available upon request

CONTACT BROKER

(678) 429-6098



Flexible industrial property with 3.2 acres



IMPROVEMENTS

Warehouse 1	5,760 SF Built 1967
Warehouse 2	2,940 SF Built 1987
Lean-to	25' x 240' three-sided metal
Loading	Bldg 1: dock + drive-in Bldg 2: one dock-high

SITE + ACCESS

Site	3.2 acres Mostly gravel
Zoning	M-2
Parcel ID	T071-0023
Utilities	All available
Traffic	9,350 vehicles per day
Interstates	2.3 mi I-16 4.3 mi I-75

EXISTING SITE CONFIGURATION

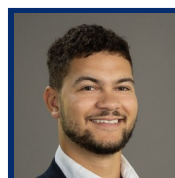


LOCATION

Positioned on Jeffersonville Road in east Macon, approximately 2.3 miles from I-16 and 4.3 miles from I-75, with convenient access to the Atlanta, Savannah and Florida transportation corridors.

OFFERING

For sale or lease
Available immediately
Pricing and terms: Contact broker



CONNOR COHEN

Vice President, Investment Sales

Direct: (678) 429-6098

ccohen@conecommercial.com