

SALE OR LEASE

WAREHOUSE / OFFICE

5020 HOUSTON ROAD

MACON, BIBB COUNTY, GEORGIA 31216

SALES PRICE: \$350,000

LEASE RATE: \$4,500.00/MONTH, NNN



TRAFFIC COUNT: 31,600 AVERAGE VPD (2022 GDOT)

ARTHUR P BARRY III, SIOR

478.731.8000

abarry@cbcgeorgia.com

990 Riverside Drive

Macon, GA 31201



**COLDWELL BANKER
COMMERCIAL**

EBERHARDT & BARRY

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Created 6/13/24

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PROPERTY OVERVIEW

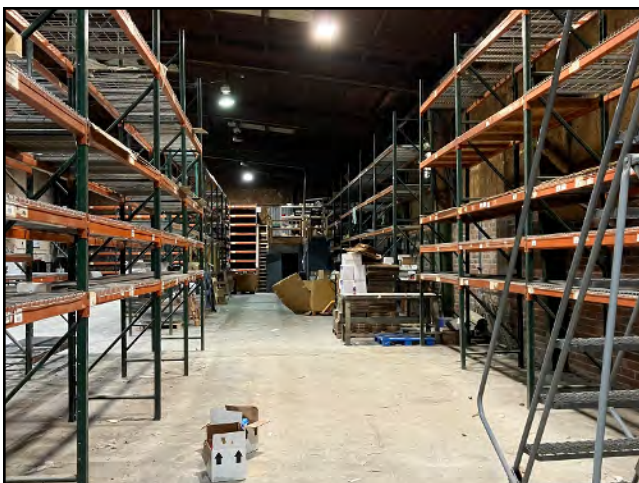
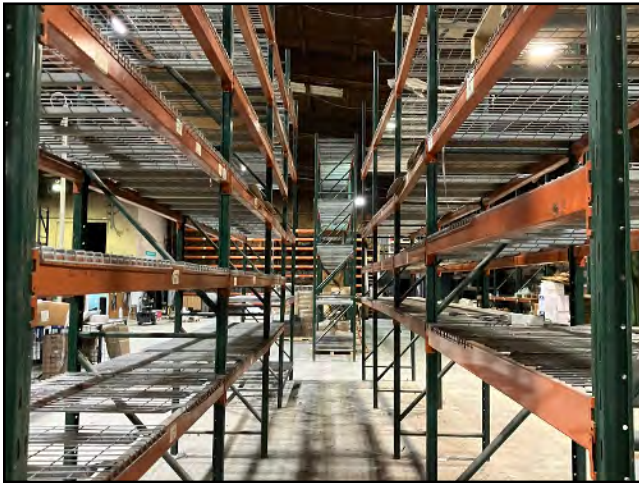
Building Information:	<ul style="list-style-type: none">• 11,360± SF Warehouse• Small office• Metal Racking• Formerly Crank & Charge
Lot Size:	0.73 Acres
Year Built:	1961
Ceiling Height:	18'±
Truck Loading:	<ul style="list-style-type: none">• 720± SF Loading Dock• Two (2) Dock Doors
Fire Suppression System:	Sprinkled (Needs repair)
Utilities:	All public utilities available to the site
Zoning:	M1, Light Industrial

LOCATION OVERVIEW

- Traffic Count: 31,600 Average VPD (2022 GDOT)
- Great visibility on Houston Road / Highway 247
- Conveniently located to Interstate 75, Interstate 475 and Interstation 16
- Downtown Macon - 6 miles
- Warner Robins - 8 miles
- Interstate 75 - 2.5 miles
- Interstate 475 - 5 miles
- Interstate 16 - 7 miles

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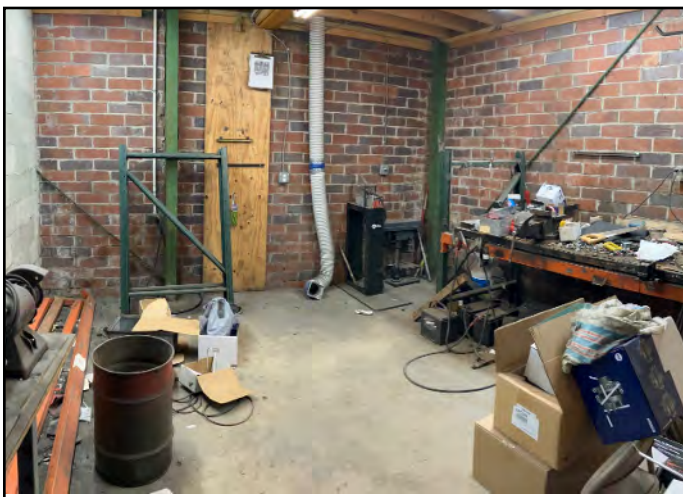
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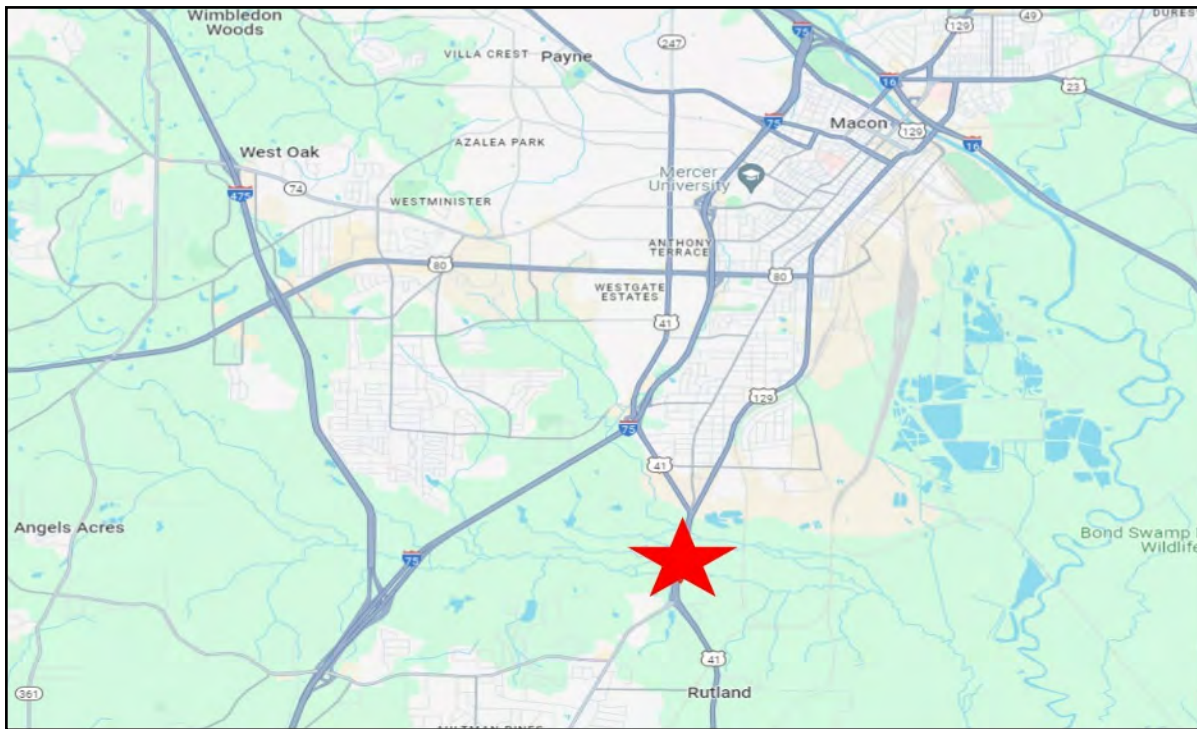
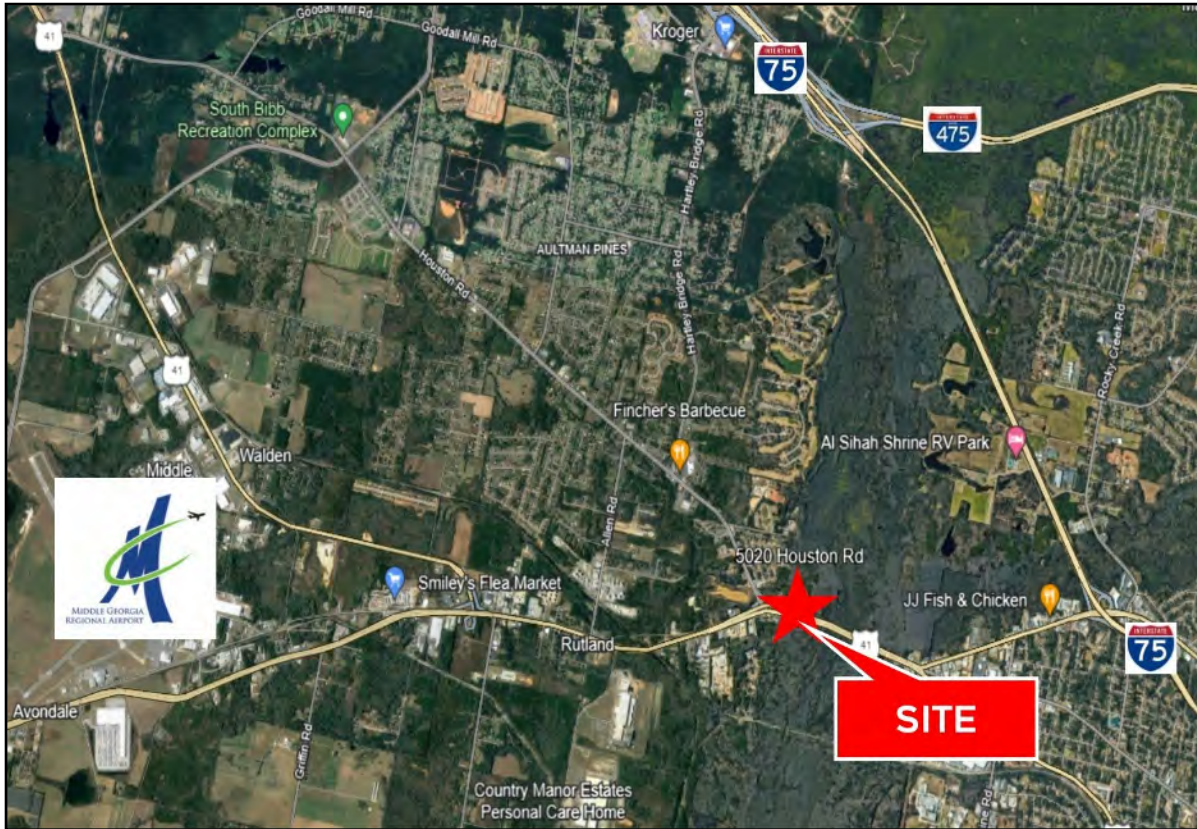
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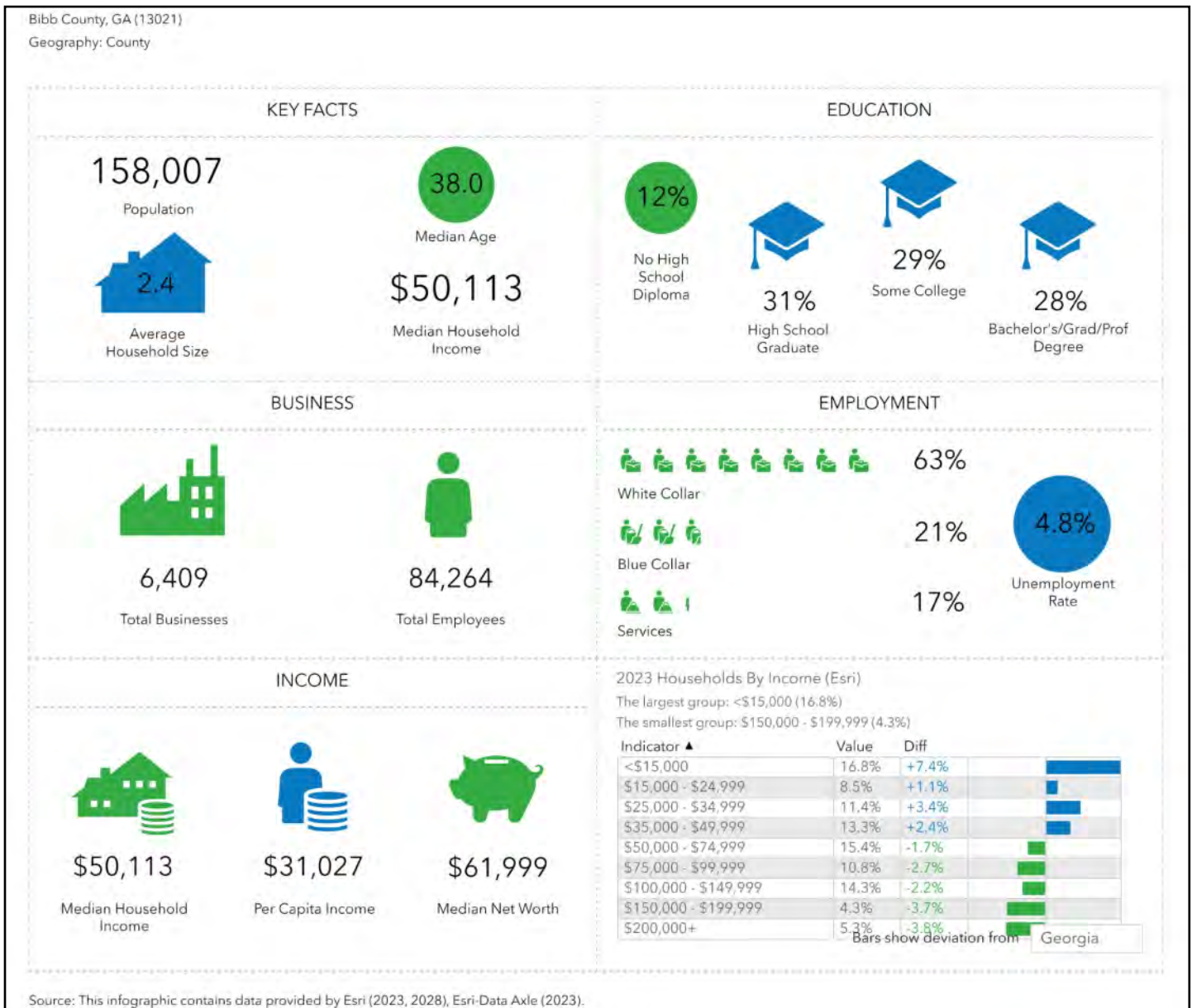


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DEMOGRAPHICS - BIBB COUNTY, GA



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