



**FOR SALE OR LEASE**  
±4,896 SF

# 212 1ST AVE SE

Flex/Retail  
Moultrie, GA  
31768



## OVERVIEW:

- » Industrial / flex / retail space
- » For sale or for lease
- » 4,896 SF / 0.57 AC
- » Masonry construction
- » Metal roof
- » Non-load-bearing walls
- » 1 roll-up door
- » Concrete slab flooring
- » Clear span interior
- » 7 parking spaces with extra lot included
- » Corner lot visibility
- » Zoned C-3 Commercial
- » Water, sewer, high-speed cable, public restrooms in place
- » Easy ingress/egress from 1st Ave
- » Located in the heart of downtown Moultrie



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