

SALE

INDUSTRIAL SITE

1403 SIXTH STREET
DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31206



SALES PRICE: \$125,000

***OWNER FINANCING AVAILABLE**

LOCATION OVERVIEW

- Centrally located in Macon's established industrial corridor, surrounded by other successful industrial and commercial operations
- Minutes from major interstates and highways, (I-16, I-75, US 80) providing direct routes to Atlanta, Savannah, and other key markets
- Access to essential utilities such as water, sewer, electricity, and high-speed internet, supporting modern industrial operations

PROPERTY OVERVIEW

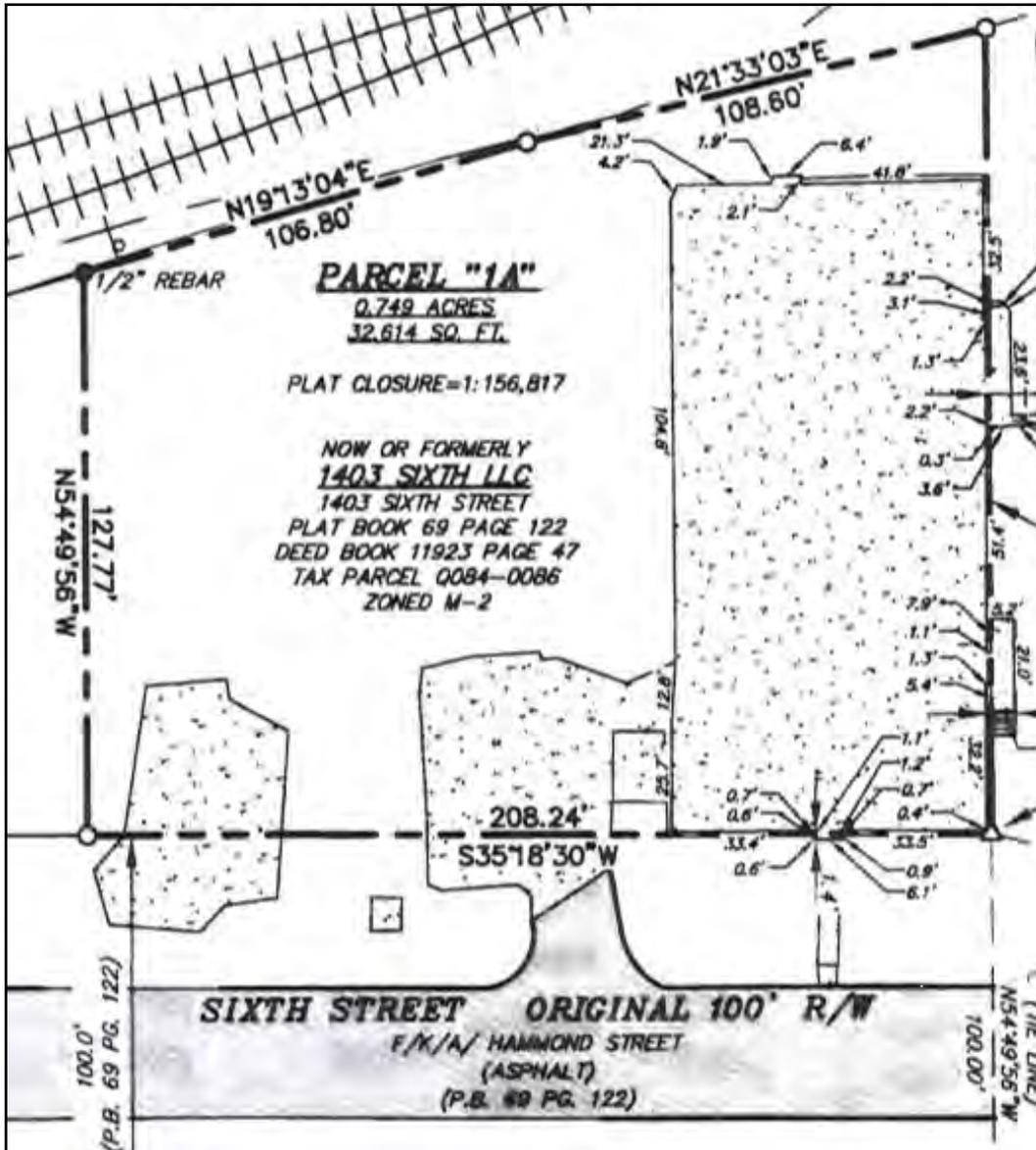
- **Concrete Slab Foundation:** 9,800± SF (70' x 140') for new construction or expansion of industrial facilities
- **Lot Size:** 0.74± acre, providing ample space for building, storage, and vehicle maneuvering
- **Frontage:** 208'± on Sixth Street, offering excellent visibility and convenient access for trucks and deliveries
- **Zoning:** M2 (Heavy Industrial), allowing for a wide range of industrial uses
- ***Owner Financing Available:** 20% down; \$950 per month @ 8% interest over 15 years

MIKI FOLSOM, CCIM
BROKER/OWNER
478.361.3036 CELL • MFOLSOM@CBCGEORGIA.COM
CBCMACON.COM



COLDWELL BANKER
COMMERCIAL
EBERHARDT & BARRY
Created 8/1/25

PROPERTY SURVEY

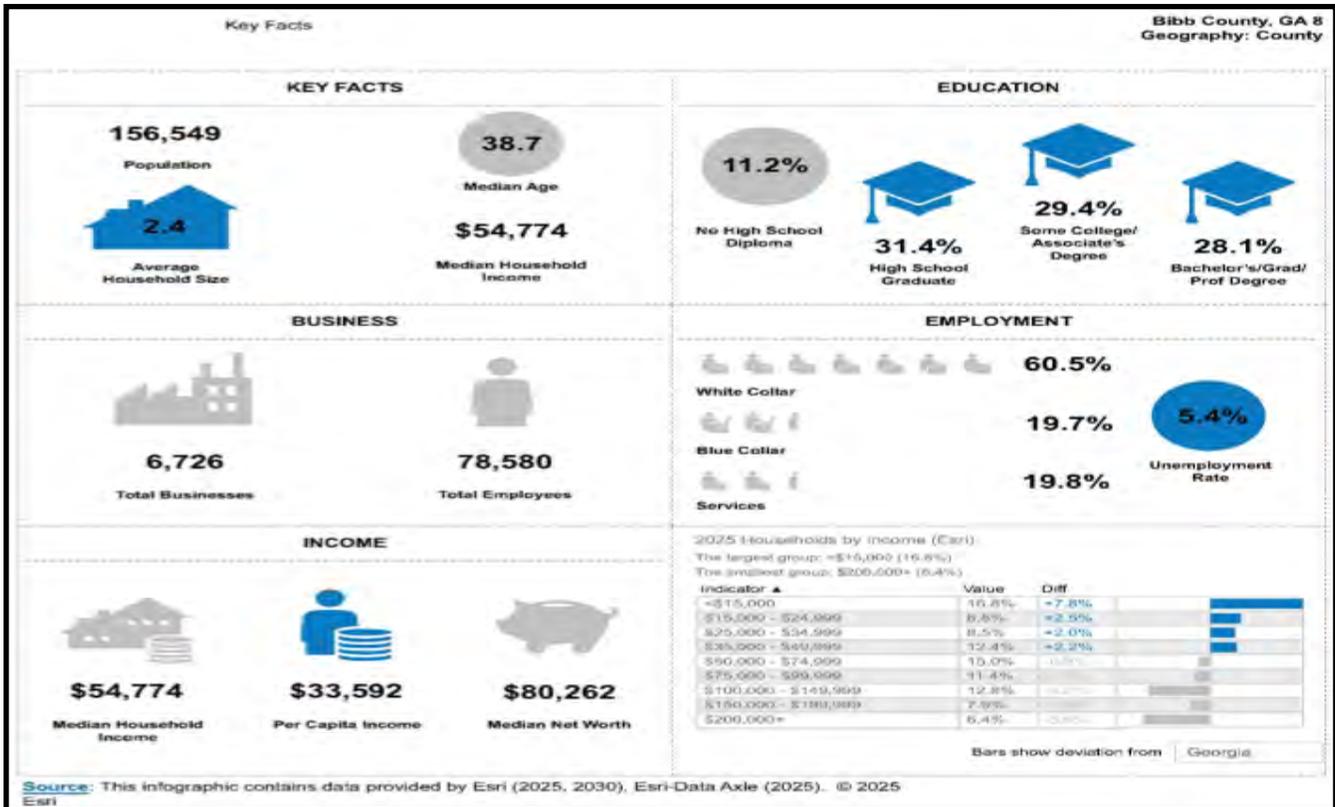
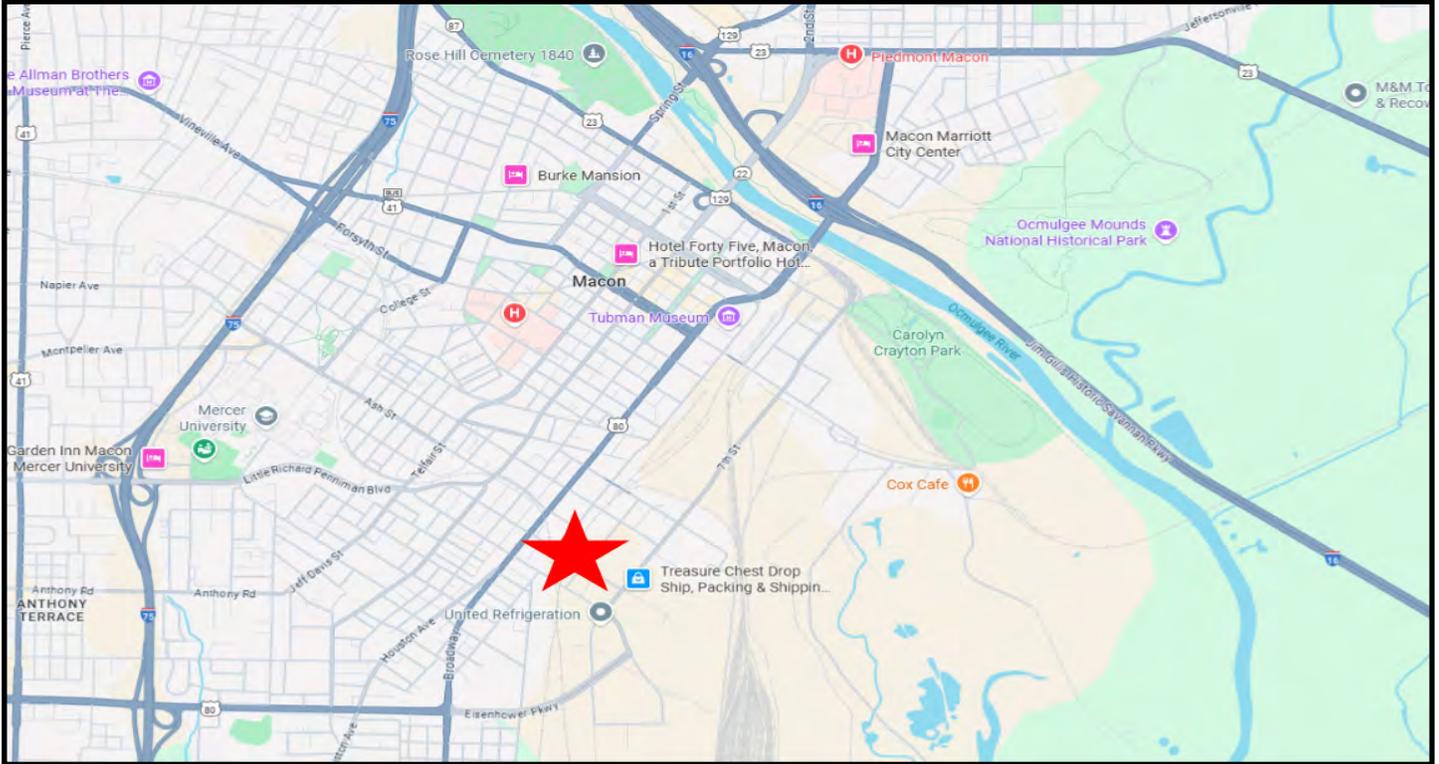


©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification. Owner is a licensed real estate broker in the State of Georgia.

SALE

INDUSTRIAL SITE

1403 SIXTH STREET
DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31206



MIKI FOLSOM, CCIM
BROKER/OWNER
478.361.3036 CELL • MFOLSOM@CBCGEORGIA.COM
CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY