

# 1773 Jeffersonville Road

Macon, Georgia 31217



**VACANT INDUSTRIAL OUTDOOR STORAGE**

For Sale or Lease

**STREAM**



## Property Overview

Stream Realty Partners, as exclusive advisor, is pleased to present the opportunity to acquire 1773 Jeffersonville Road, Macon, GA 31217, a 49 AC, heavy industrial zoned land parcel with 13.5 usable AC and direct access to I-16 and I-75.

<b>Total AC</b>	49.43
<b>Usable AC</b>	13.50 Grading plan for up to 20 Usable AC
<b>Improvements</b>	Mix of asphalt, concrete, and gravel paving
<b>Trailer Storage</b>	+/- 417 Trailer Stalls
<b>Security</b>	New Exterior Lighting with Electric Gate
<b>Paving</b>	Mix of Asphalt and Concrete
<b>Office</b>	+/- 1,600 SF recently renovated office trailer
<b>Covered Storage</b>	+/- 3,000 SF of covered storage with 4 platform loading docks. Truck scale on-site.
<b>Zoning</b>	M-2 (Heavy Industrial)
<b>Sales Price</b>	\$2,950,000
<b>Lease Rate</b>	\$30,000/Month NNN





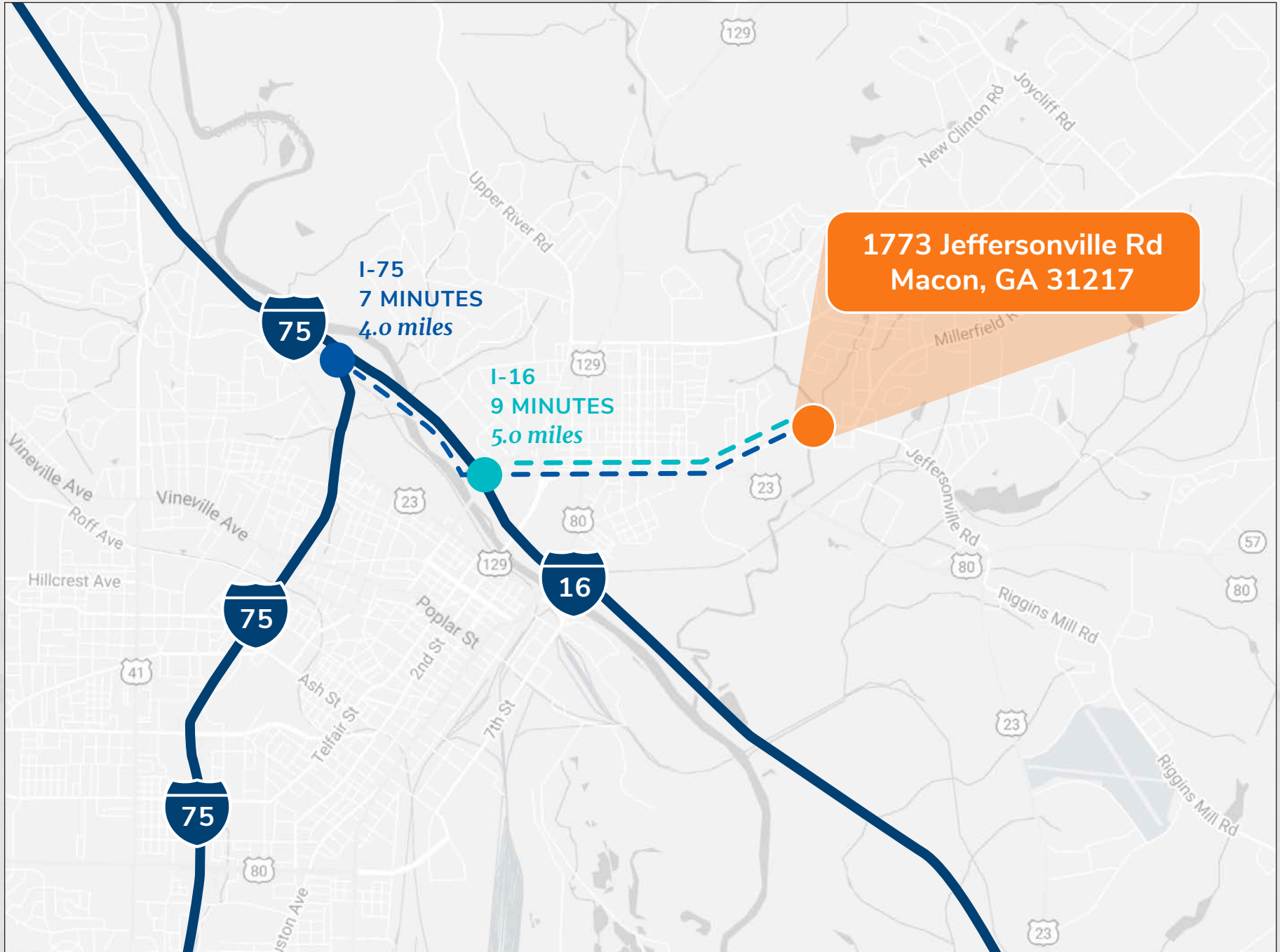
# Site Map





# Unparalleled Access

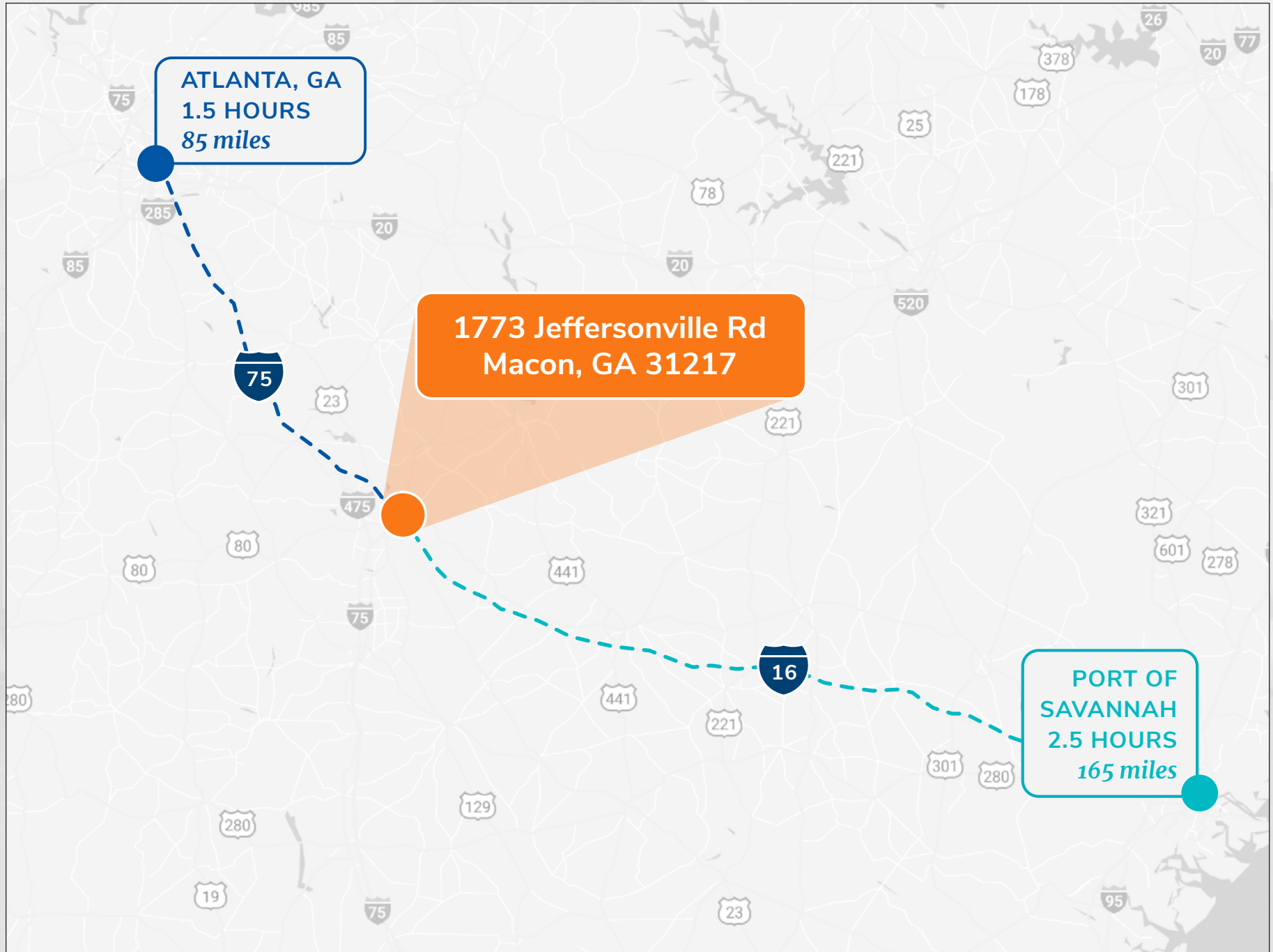
I-16 (East/West) and I-75 (North/South)





# Situated at the Intersection of I-16 and I-75

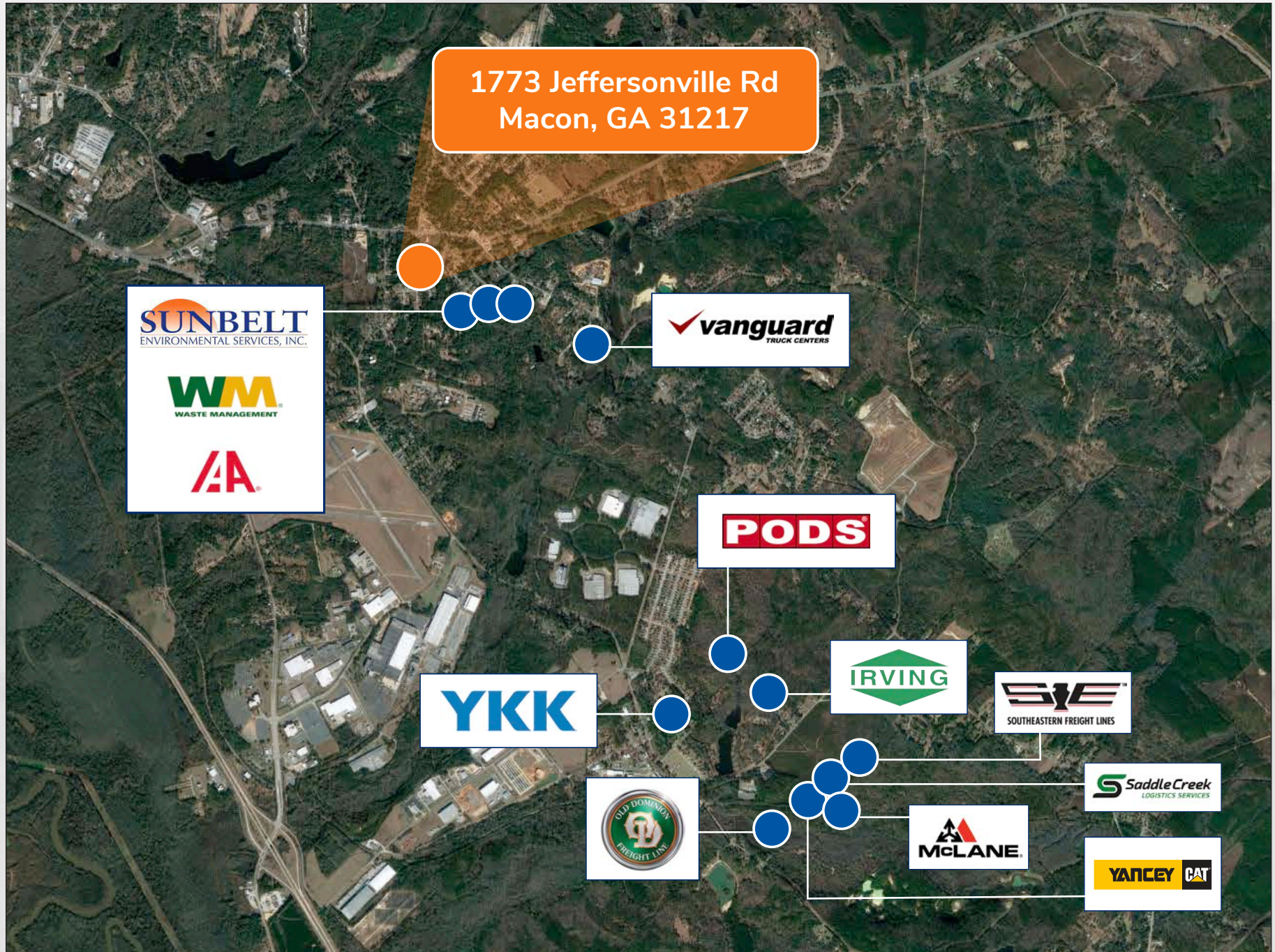
Direct Access to Atlanta and Savannah





# Proximity To Macon's Top Businesses

Direct Access to Atlanta and Savannah





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