

# OFFICE/WAREHOUSE SPACE

3100 MERCER UNIVERSITY DRIVE  
MACON, GA 31204  
BIBB COUNTY

10,500 SF TOTAL  
2 SPACES AVAILABLE

**LEASE RATE:**  
**3120 – \$5.50/SF**  
**3158 - \$7/SF**



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## PROPERTY INFORMATION

- 3 spaces available
  - 3120 – 7,500 SF | **Lease Rate: \$5.50/sf**
    - 20 ft center ceiling height
    - Three 8ft dock high roll up doors
  - 3158 – 3,000 SF | **Lease Rate: \$7.00/sf**
    - 20 ft center ceiling height
    - Three 8 ft dock high roll up doors
- Located at the intersection of Mercer University Drive & Henderson Drive, inside the Westside Business Center



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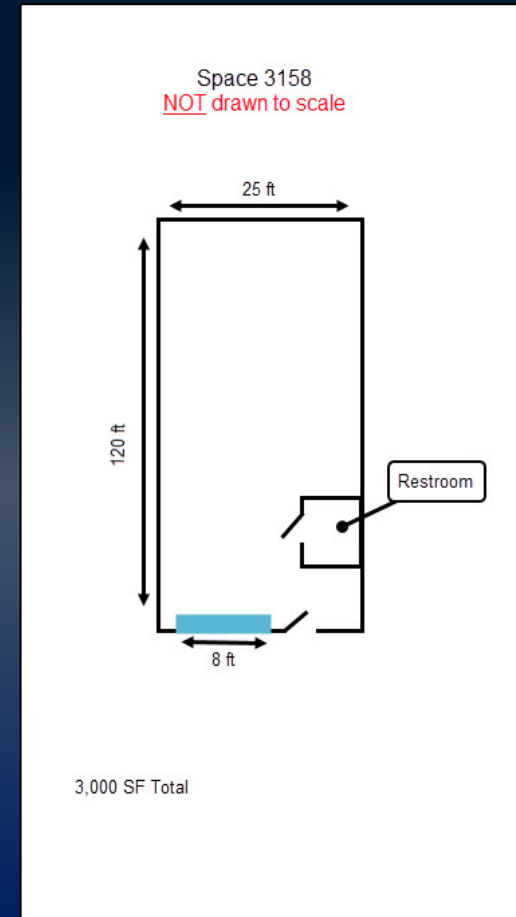
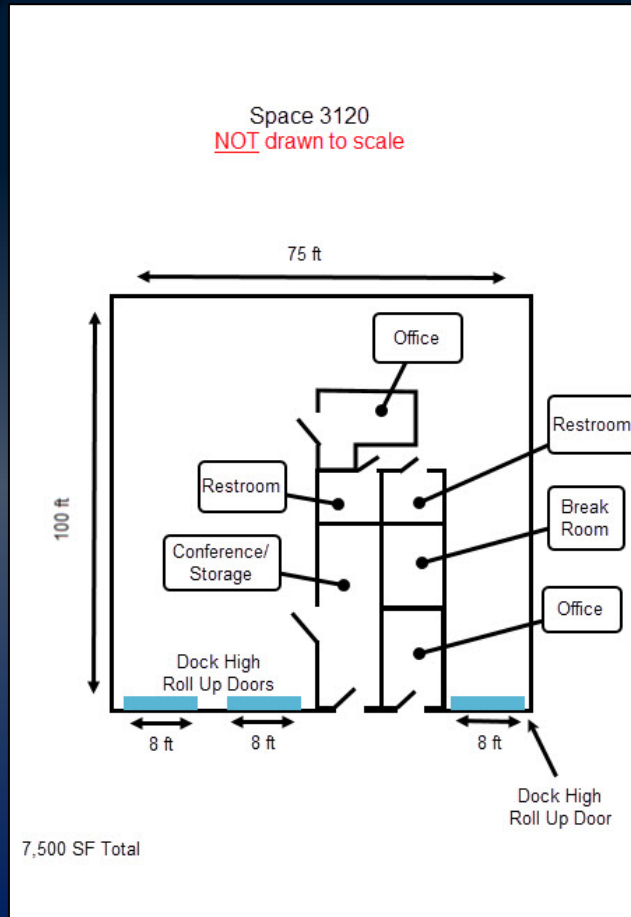
- Dock high and ground level truck access
- Some spaces have retail/showroom space
- Ample parking
- Traffic Count: 2021 GDOT data estimate  
Mercer University Drive - 24,400  
VPD



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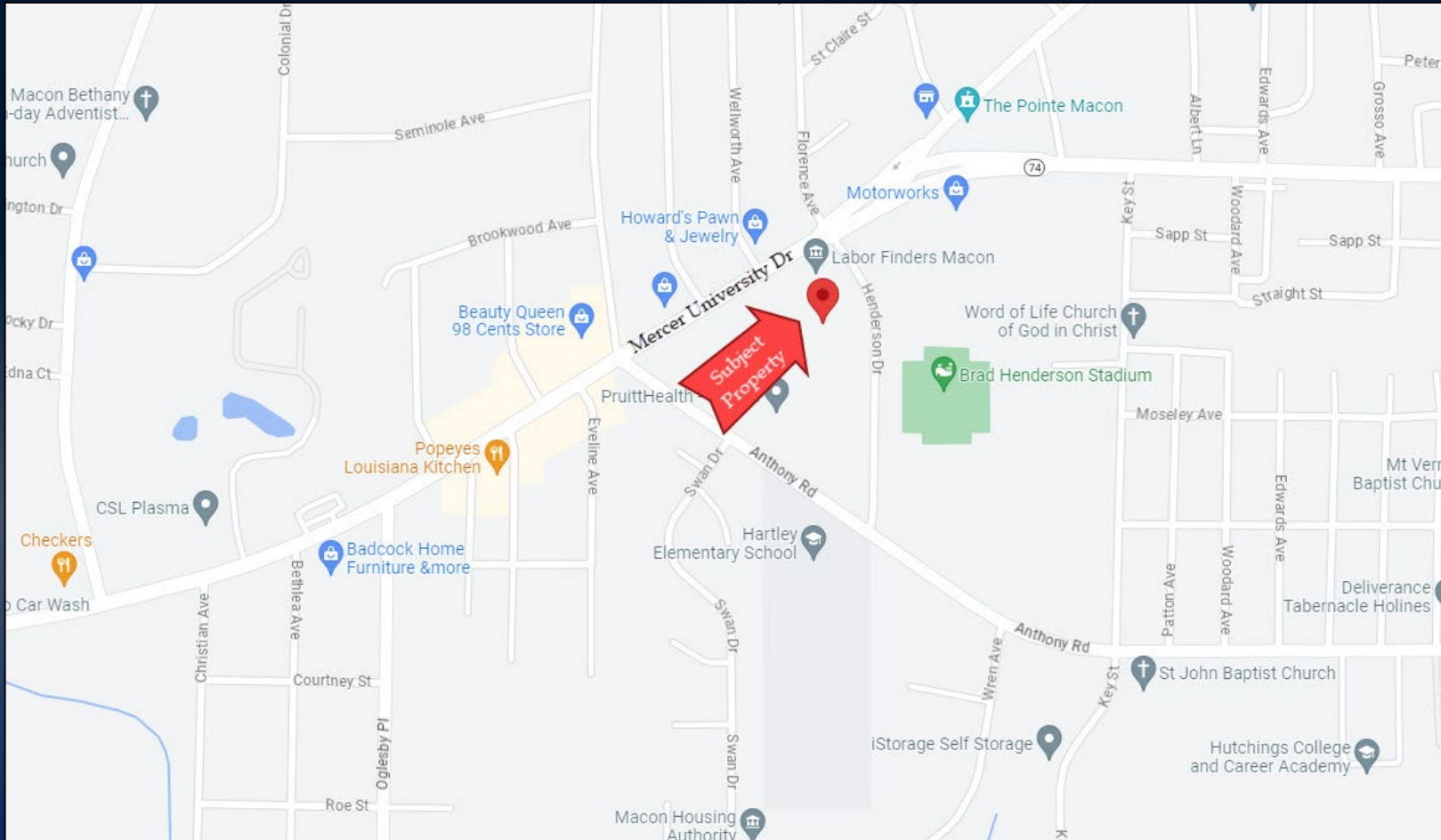


# FLOOR PLANS



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