

20,000 SF Distribution Warehouse With Two Fenced Acres  
380 Allied Industrial Boulevard  
Macon, GA 31206



Summary

Area Info

Photos

Floor Plans

Aerial

Site Map

## Possible Owner Financing



**SALE PRICE: \$985,000**

**LEASE RATE: \$8,750.00/per month (\$5.25/psf NNN)**

**Larry E Crumbley, CCIM, SIOR, CPM**

478-746-9421 Office

478-737-3381 Cell

[lcrumbley@fickling.com](mailto:lcrumbley@fickling.com)

[commercial.fickling.com](http://commercial.fickling.com)

577 Mulberry St, Suite 1100 Macon, GA 31201



**Tim Thornton, Broker/Owner**

Thornton Realty & Development

478-461-1677 (Direct)

[tim@thorntonga.com](mailto:tim@thorntonga.com)

[thorntonga.com](http://thorntonga.com)

686 Poplar Street Macon, GA 31201

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## PROPERTY INFORMATION

### BUILDING INFORMATION

<b>Property Address:</b>	380 Allied Industrial Boulevard Macon, GA 3120
<b>County:</b>	Bibb
<b>Zoning:</b>	M-2
<b>Year Built:</b>	1987
<b>Total Size:</b>	Office: 5,800 SF Warehouse Area 1: 6,200 SF Warehouse Area 2: 8,000 SF <b>TOTAL: 20,000 SF</b>
<b>Taxes &amp; Insurance:</b>	Taxes: \$4,198 Insurance: \$6,387
<b>Note:</b>	Office area can be significantly reduced if necessary. Dividing warehouse wall can be removed.
<b>Sprinkler System:</b>	No
<b>Expandable:</b>	Yes
<b>Dimensions:</b>	200' X 100"
<b>Bay Spacing:</b>	25'
<b>Ceiling Height:</b>	17.5' (19.5 Center)
<b>Floor Thickness:</b>	5" Slab

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### BUILDING INFORMATION

<b>Construction</b>	Pre-Engineered Metal
<b>Drive-In Doors:</b>	Two (2)
<b>Loading Docks:</b>	Two (2)
<b>Bathrooms:</b>	Three (3)
<b>Current Use:</b>	Warehouse/Distribution
<b>Other Features:</b>	10'X19' Fire Rated Vault with Mosler Door

### SITE & UTILITIES INFORMATION

<b>Site:</b>	3.00 AC – 2 acres fenced in back for truck parking, expansion, or outside storage.
<b>Parking:</b>	40 Spaces with large fenced rear area.
<b>Water:</b>	6" Main : Macon-Bibb County Water Authority
<b>Sewer:</b>	8" Main : Macon-Bibb County Water Authority
<b>Electricity:</b>	Georgia Power Company (Some 3 Phase) Owner will consider upgrading if necessary.
<b>Gas:</b>	2" Natural Gas Main



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### NOTES

20,000 SF distribution warehouse on 3 acres with up to 5,800 SF office space available for sale or lease. Office area can be significantly reduced if necessary. Dividing warehouse wall can be removed. The building features two drive-in doors and two loading dock doors. The distribution warehouse is situated on a 3 acre lot, with 2 acres fenced in the rear. Ideal space for truck parking, expansion, or outdoor storage. The facility is currently used for warehouse and distribution purposes.

Demographics 2024	3 Miles	5 Miles	10 Miles
Population	14,710	56,603	171,045
Avg HH Income	\$47,571	\$56,645	\$75,643
Median Age	33.4	34.2	36.6

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### LOCATION

Macon is centrally located in Georgia, providing easy access to nearby cities. The city is well-connected by three major interstate highways: I-16, which links to Savannah and coastal Georgia; I-75, which connects to Atlanta to the north and Valdosta to the south; and I-475, a bypass highway around the city.

Property is located just off the heavy industrial corridor of Broadway Street. Conveniently located 1.9 miles from Interstate 75, 6.0 miles from Downtown Macon, 8.2 miles from Middle Georgia Regional Airport, and 10.4 miles from Macon Downtown Airport. Surrounding neighbors include Graphic Packaging, Armstrong World Industries, Freudenberg, Ferguson Industrial, Gulfeagle Supply, Beacon Building Products, Advanced Maintenance, Global Stone Georgia Hydrate, along with many more popular profile businesses.



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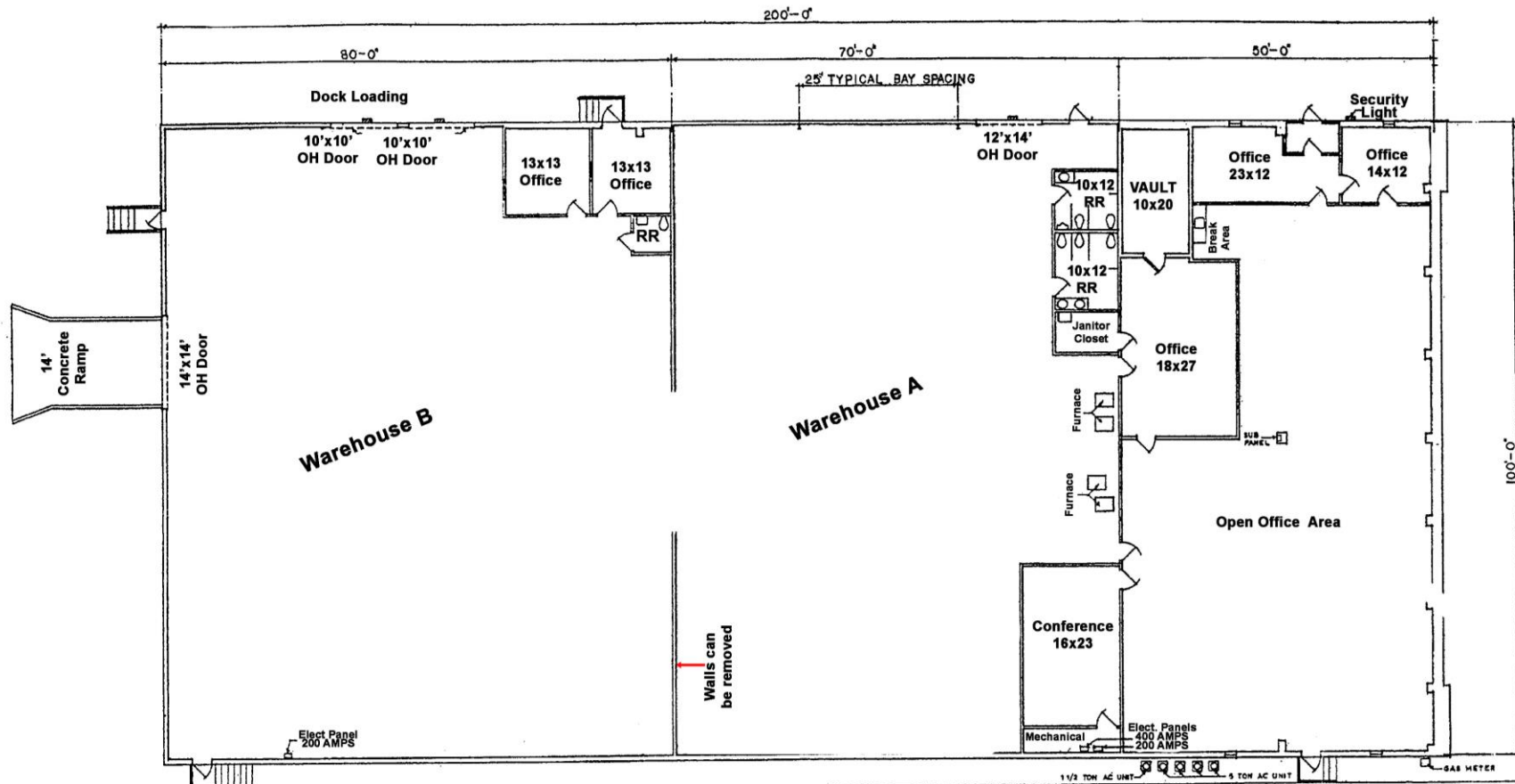
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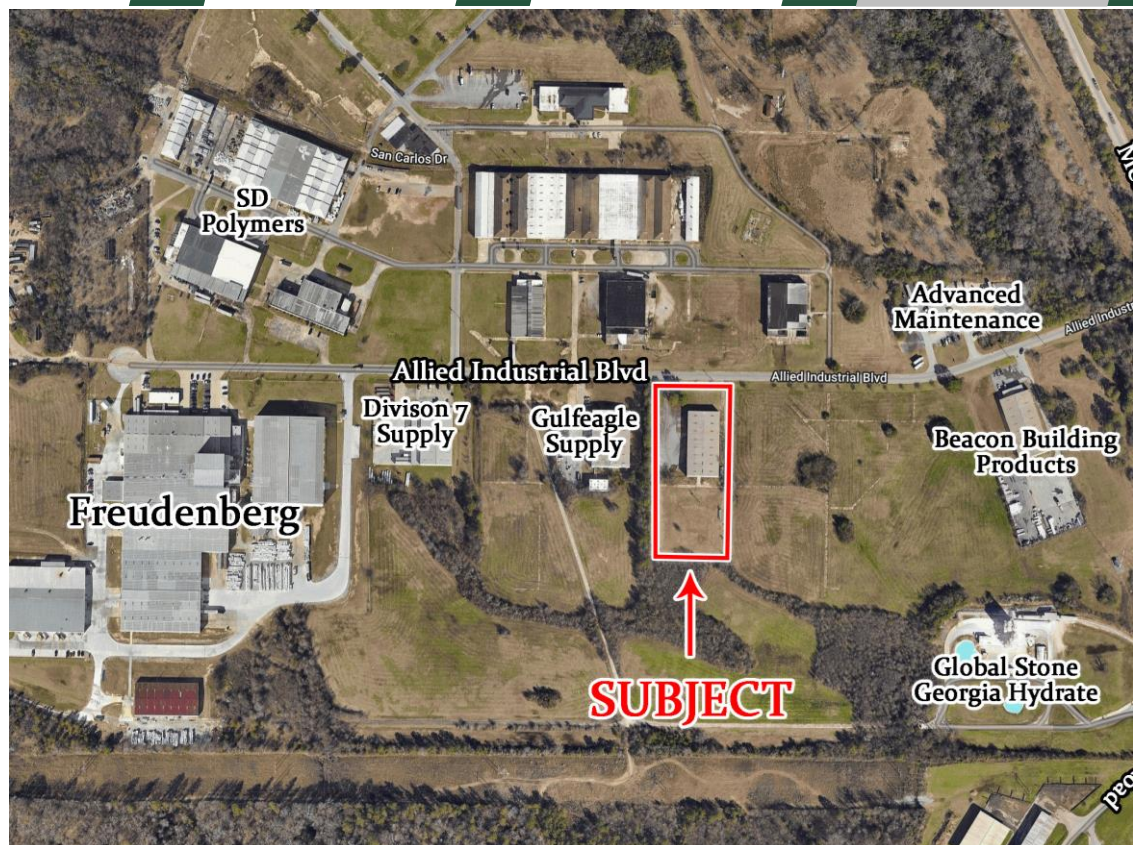
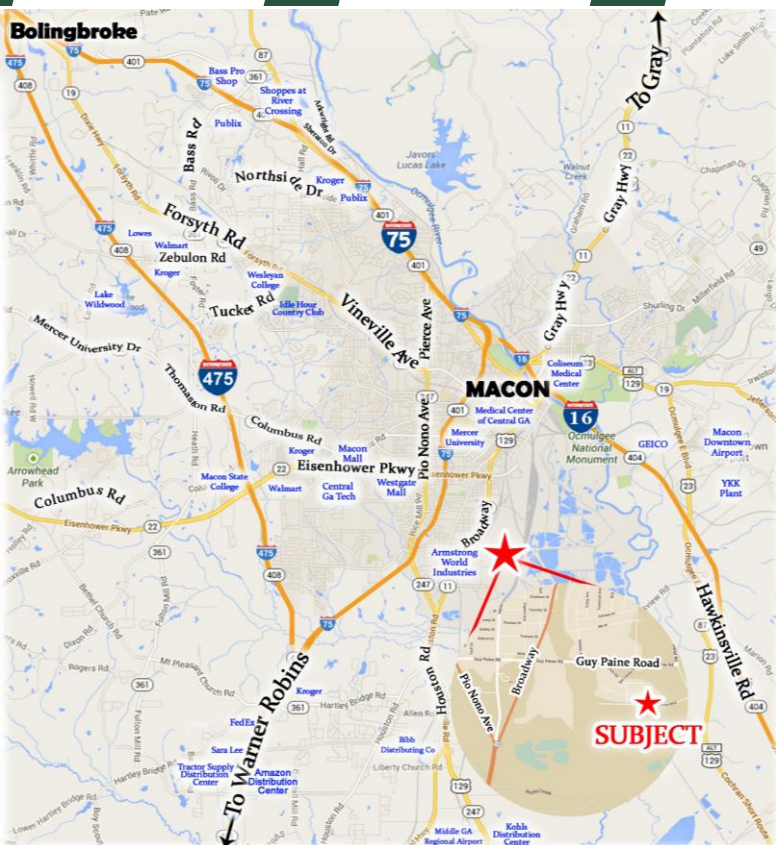
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