

INDUSTRIAL INVESTMENT SALE WAREHOUSE BUILDINGS

8345, 8355, 8375 Grace Road
Macon, GA 31216



3 Multi-Tenant Buildings | 100% occupied | 116,500 SF on 7.0 Acres

Zoned: M-1 & Light Industrial

Utilities: Water & Sewer: Macon-Bibb County

Power: Georgia Power

Gas: multiple providers

Construction: Brick/Block/Metal

8345 Grace Road: 39,375 SF on 2.05 AC, built 1997

20' eave minimum ceiling height, 24' center maximum ceiling height

7 dock high doors, 2 drive in doors

2022 taxes: \$9,750.21

8355 Grace Road: 37,750 SF on 1.59 AC, built 1979-1987

14' eave minimum ceiling height, 20' center maximum ceiling height

3 dock high doors, 1 drive in door

2022 taxes: \$5,959.31

8375 Grace Road: 39,375 SF on 3.41 AC, built 1998

20' eave minimum ceiling height, 24' center maximum ceiling height

10 dock high doors, 2 drive in doors

2022 taxes: \$9,973.44

Traffic Count: 20,000 VPD on Hawkinsville Road (Highway 247)

14,200 VPD on Highway 41

Location: Located between Highway 247 and I-75. Easy access to I-75 at Sardis Church Road exit. Central to Highway 41 & State Route 49, with close proximity to Middle Georgia Regional Airport.

Sale Price: \$4,834,000

**FOR MORE
INFORMATION
CONTACT**

Ginny Wyatt, CCIM

Associate Broker

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151 S. Houston Lake Road, Suite 140 * Warner Robins, GA 31088 | Phone (478) 971-8000

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AERIAL



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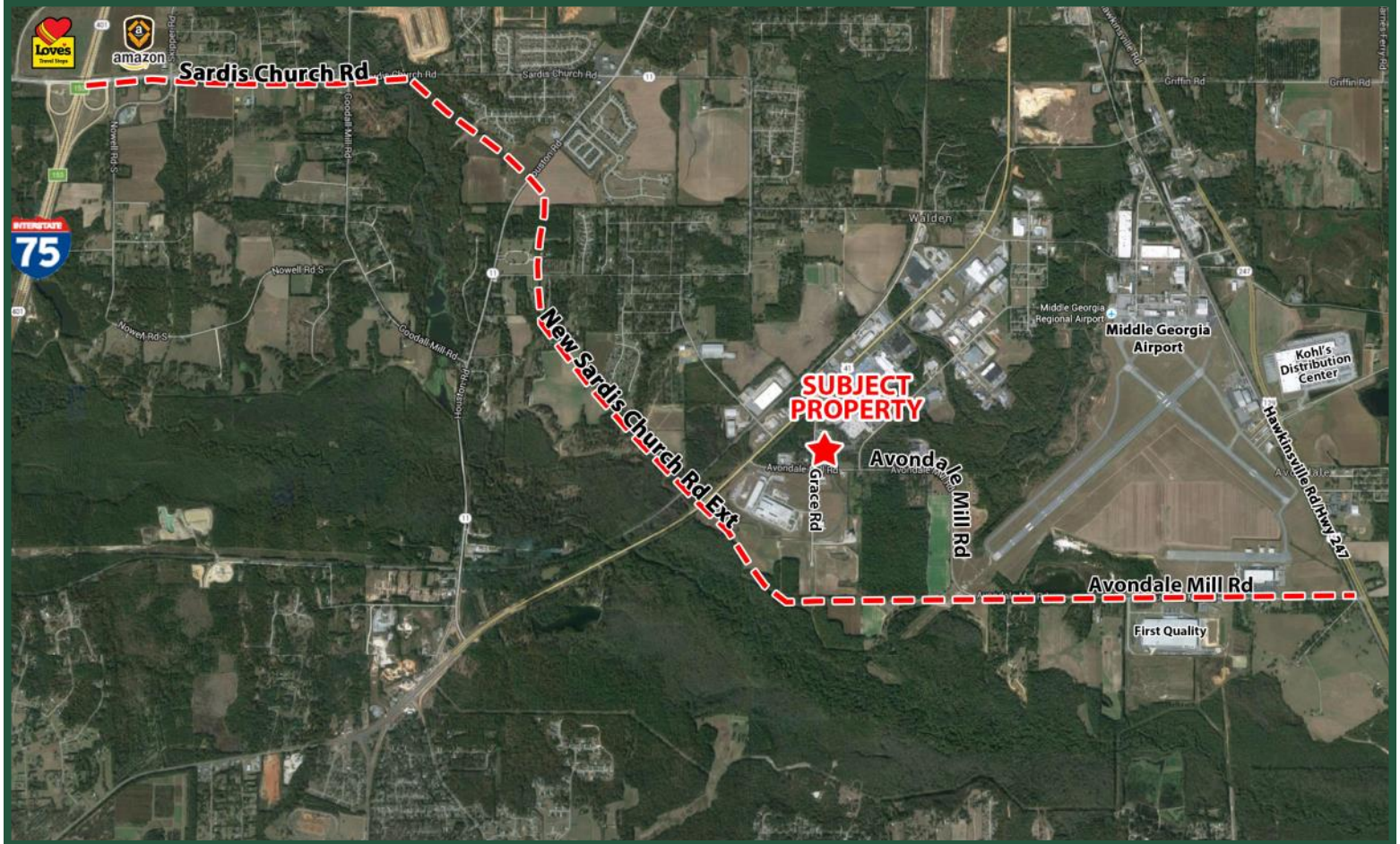
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AERIAL & DEMOGRAPHICS



2022 Demos	1 Mile	3 Mile	5 Mile
Population	153	8,996	45,696
Median Age	39.3	39.0	37.1
Average HHI	\$68,764	\$79,211	\$64,838

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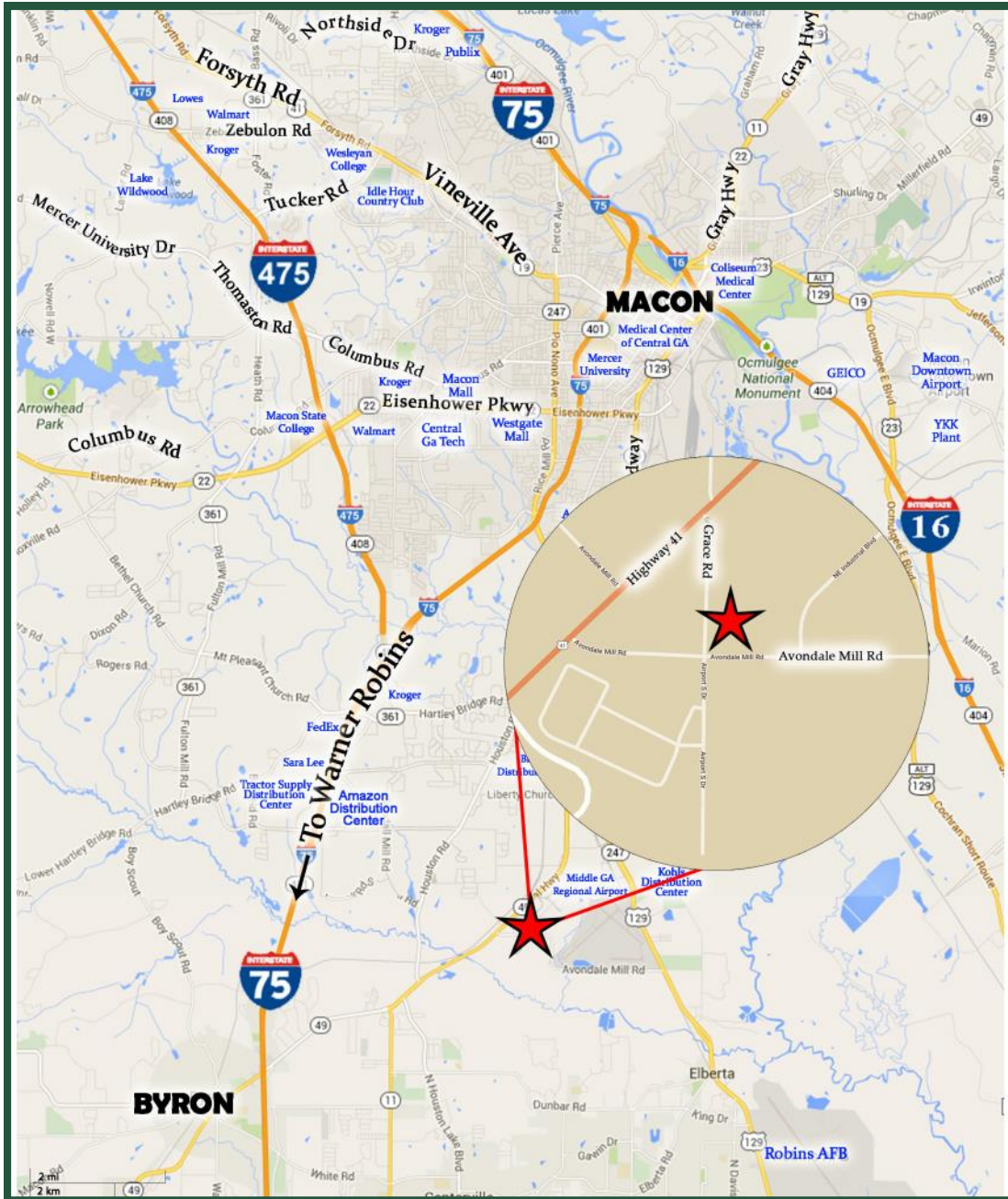
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AREA MAP



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STATE MAP



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