Retail/Office/Warehouse Space
4794 Mercer University Dr.
Macon, GA 31210

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com

Building Size: 12,500 sf Total (2 spaces)

Lot Size: 1 acre

Frontage: 135' on Mercer University Dr.

Depth: 275' with access to Steven's Dr.

Taxes: $7,190 (2016)

Insurance: $3,118 (2016)

Parking: ±26 spaces

Built: 2002

Zoning: PDE

Neighbors: Sherwin Williams & MidSouth Credit Union

Notes: Suite A has 2 dock high doors with loading dock. Suite B has 1 rollup dock high door.

Space Available

Suite A - 4,800 sf

- 2200 sf Office
- 2600 sf Warehouse
- 6 offices
- 2 restrooms
- 2 breakrooms
- Conference room

Suite B - 6,200 sf

- 4800 sf Office
- 1400 sf Warehouse
- 2 restrooms
- Reception/Lobby area
- Tenant has access to finished upstairs area with offices or storage 1,500 sf **(RENT FREE)**

Reduced Price: $650,000
~~**Sale Price: $725,000**~~

Lease Rate:
Suite A - $2,800/month/NNN
Suite B - $3,200/month/NNN
(Tax & Insurance - $0.94 psf)

FOR MORE INFORMATION CONTACT

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