

101 S Pecan Street  
Cordele, GA 31015  
Crisp County

LEASE SPACE AVAILABLE  
**FORMER TIRE SHOP**



- 9,600 SF Tyson Steel building with six (6) 14' x 14' bays
  - Includes 1,200 SF office with reception area, two (2) private offices, three (3) restrooms (one handicap accessible) and break room
- Plumbed to access compressed air throughout building via two (2) 7.5 HP air compressors
- Single-phase power
- Center height 21.5' (clearance 16')
- High-end security system with continuation cameras and night vision
- Businesses in the immediate area include Walmart Supercenter, Tractor Supply Co., Harvey's Supermarket and more!

**LEASE RATE: \$4,300/MO**

*(Tenant pays utilities; Landlord pays taxes & insurance)*

Corner lot at the intersection of Pecan Street, 11<sup>th</sup> Avenue East, and 13<sup>th</sup> Avenue East. Convenient to Interstate 75 (Exits 101 and 102), GA 300 and US 280.



4124 Arkwright Road, Suite 1, Macon, GA 31210 | (478) 750-7507 | Fax (478) 750-9002 | [www.thesummitgroupmacon.com](http://www.thesummitgroupmacon.com)

For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | [kharkins@thesummitgroupmacon.com](mailto:kharkins@thesummitgroupmacon.com)

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- Built: 2017
- Roof: steel joist, steel roof trusses, corrugated steel
- Flooring: concrete/vinyl
- Ceiling/Lighting: steel/fluorescent fixtures
- HVAC: office heated & cooled via 4-ton unit
- Lot size: 2.4 acres
- 190 frontage feet on S Pecan Street (550' depth)
- Zoned C-4 (Commercial)
- Ample parking with additional parking for large trucks in rear



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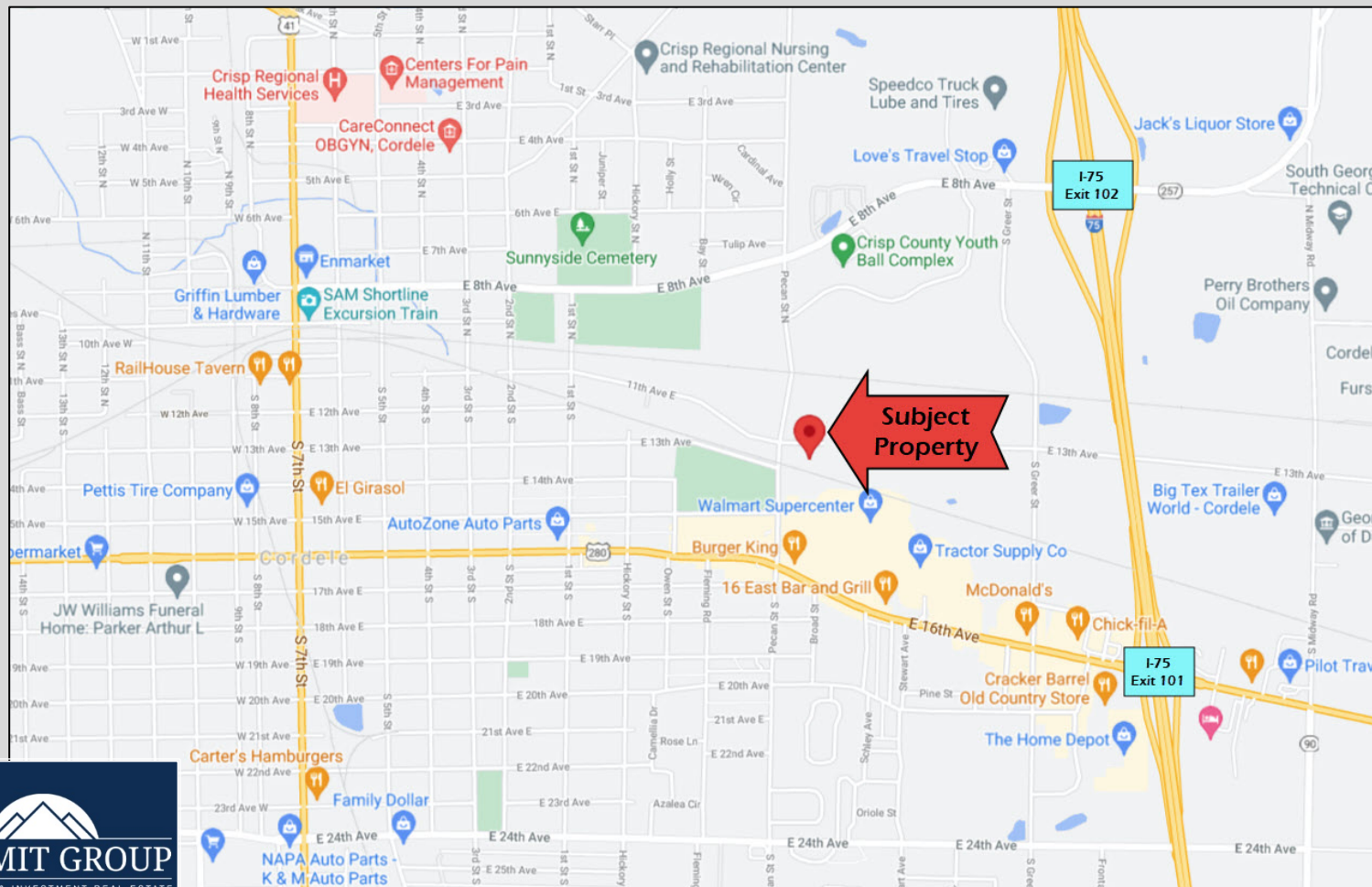


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