

101 S Pecan Street
Cordele, GA 31015
Crisp County

SALE PRICE: \$489,000
LEASE RATE: \$4,300/MO*
(*PLUS UTILITIES. LANDLORD PAYS TAXES & INSURANCE)



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!

Corner lot at the intersection of Pecan Street, 11th Avenue East, and 13th 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

For additional information contact: **KEVIN HARKINS** | Cell (478) 338-0623 | 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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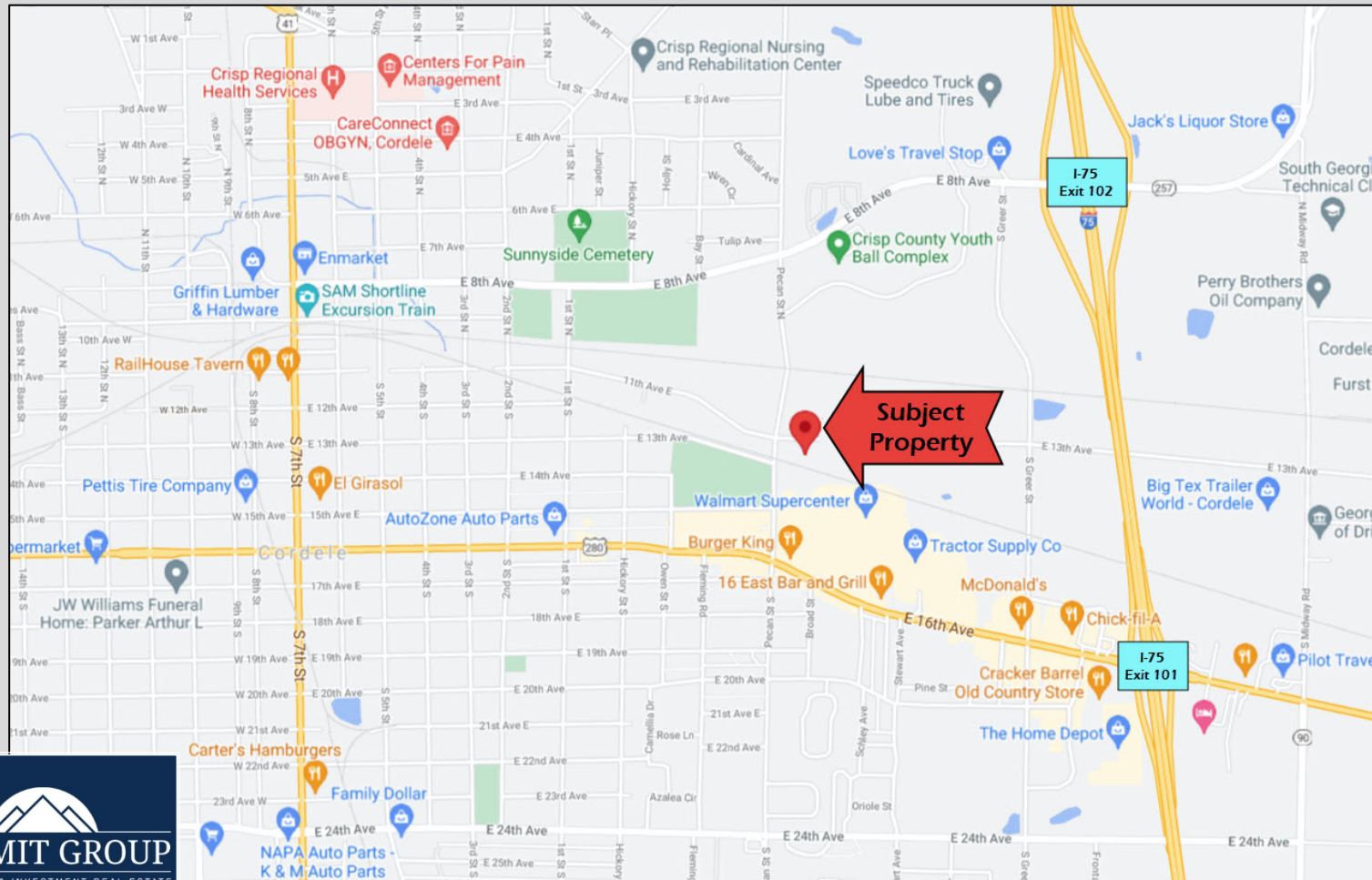


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