

# OFFICE/WAREHOUSE SPACE

3100 MERCER UNIVERSITY DRIVE  
MACON, GA 31204  
BIBB COUNTY

15,500 SF TOTAL  
3 SPACES AVAILABLE

## LEASE RATE:

3120 – \$5.50/SF

3146 - \$6/SF

3158 - \$7/SF



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## PROPERTY INFORMATION

- 3 spaces available
  - 3120 – 7,500 SF | **Lease Rate: \$5.50/sf**
    - 20 ft center ceiling height
    - Three 8ft dock high roll up doors
  - 3146 – 5,000 SF | **Lease Rate: \$6.00/sf**
    - 18 ft center ceiling height
    - One 10 ft dock high roll up door
    - One 10 ft drive in roll up door
  - 3158 – 3,000 SF | **Lease Rate: \$7.00/sf**
    - 20 ft center ceiling height
    - Three 8 ft dock high roll up doors
- Located at the intersection of Mercer University Drive & Henderson Drive, inside the Westside Business Center



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## PROPERTY INFORMATION

- Dock high and ground level truck access
- Some spaces have retail/showroom space
- Ample parking
- Traffic Count: 2021 GDOT data estimate  
Mercer University Drive - 24,400  
VPD

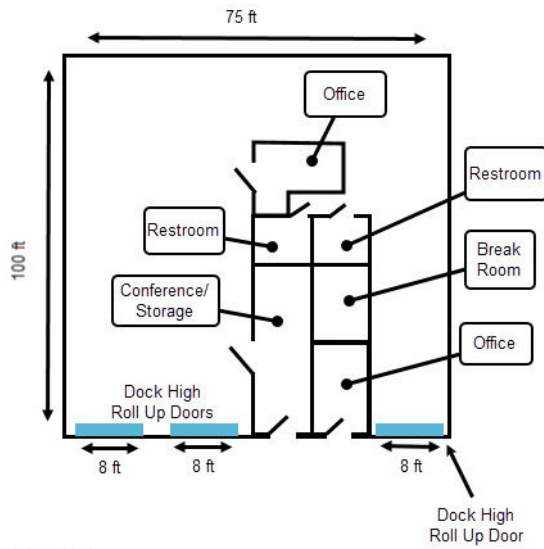


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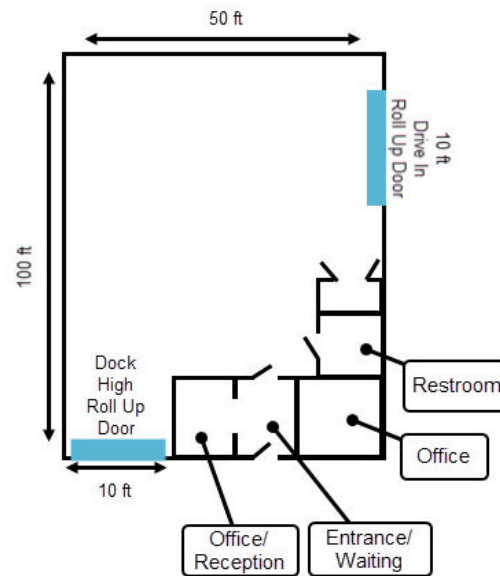
# FLOOR PLANS

Space 3120  
NOT drawn to scale



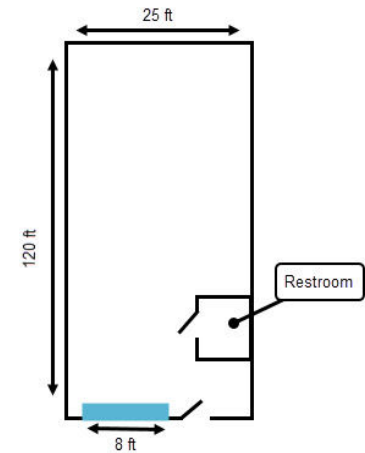
7,500 SF Total

Space 3146  
NOT drawn to scale



5,000 SF Total

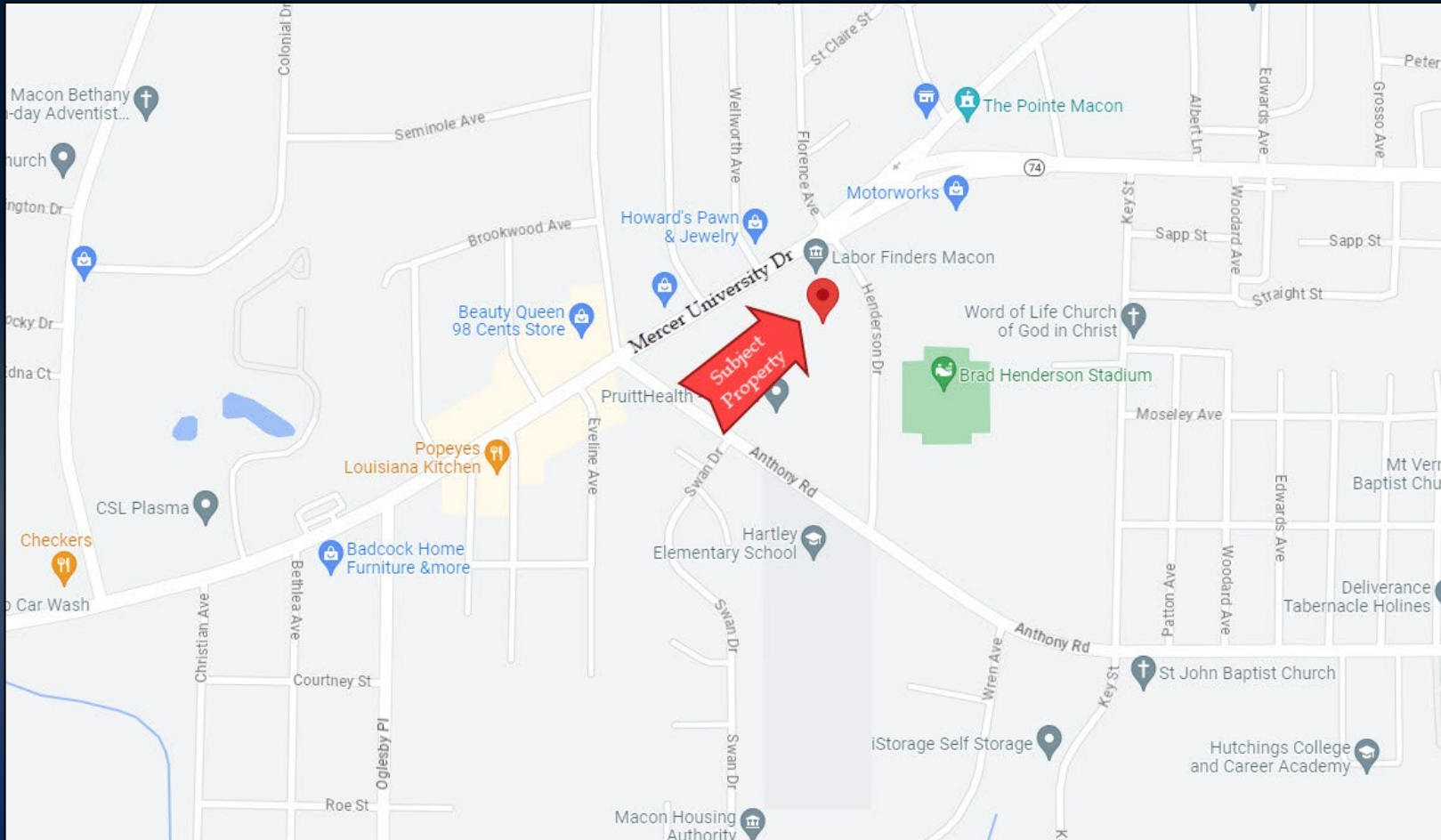
Space 3158  
NOT drawn to scale



3,000 SF Total

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