

# OFFICE/WAREHOUSE FOR SALE

3810 LAKE STREET  
MACON, GA 31204  
BIBB COUNTY

±12,000 SF  
±0.98 ACRE

ASKING PRICE:  
\$699,000



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## PROPERTY INFORMATION

- ±12,000 SF building
  - ±10,800 SF warehouse
  - ±1,200 SF office space
- Zoned M-1 (Light Industrial)
- Functional layout with flexible space configuration
- Ideal for warehouse, distribution, or light manufacturing
- 22' building height with 20' clear height
- Three (3) 10' x 12' drive-in, roll up doors and one (1) dock-high roll up door
- Ideally positioned between I-75 and I-475 with quick access to I-16

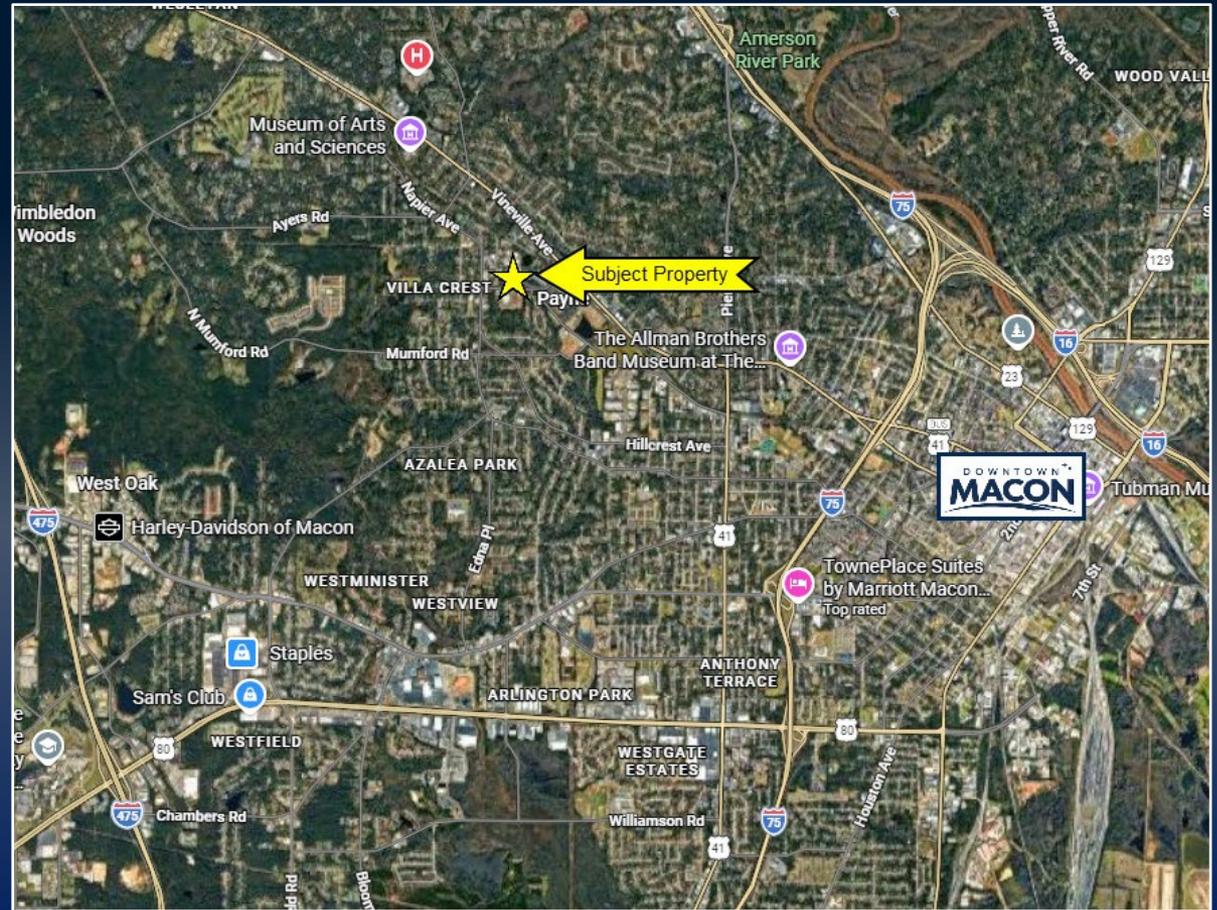


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## AERIAL MAP & TRAFFIC COUNTS

Traffic Counts (GDOT 2024 Estimates)  
Vineville Avenue - 16,200 VPD  
Brookdale Avenue - 3,450 VPD



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