

OFFICE/WAREHOUSE FOR SALE

3810 LAKE STREET
MACON, GA 31204
BIBB COUNTY

±12,000 SF
±0.98 ACRE

PRICE REDUCED:

\$699,000

\$599,000



KEVIN HARKINS C: 478.338.0623
KHARKINS@THESUMMITGROUPMACON.COM
4124 ARKWRIGHT ROAD, MACON, GA 31210
O: 478.750.7507
WWW.THESUMMITGROUPMACON.COM

ANIL VASWANI C: 404.723.2645
ANIL@LOCATIONREP.COM
PO Box 13585, ATLANTA, GA 30324
O: 478.875.9552
LOCATIONREP.COM



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

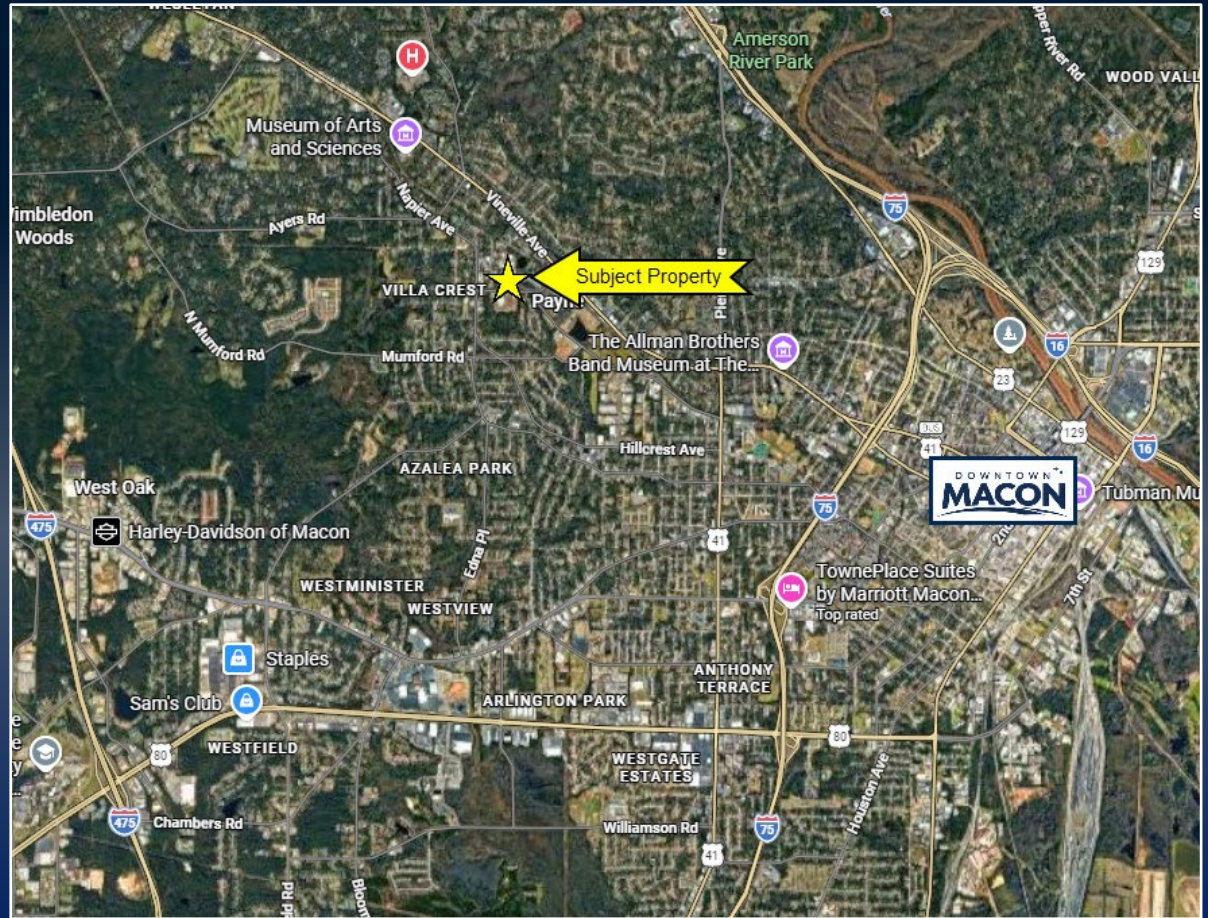


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AERIAL MAP & TRAFFIC COUNTS

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



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