

OFFICE/WAREHOUSE FOR SALE

WITH ADDITIONAL STORAGE

951 CARL VINSON PARKWAY
CENTERVILLE, GA 31093
HOUSTON COUNTY

TWO BUILDINGS TOTALING
±9,892 SF

ASKING PRICE:
\$449,000



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PROPERTY INFORMATION

- Two buildings totaling $\pm 9,892$ SF situated on ± 0.69 acre
 - Office/warehouse - $\pm 7,588$ SF
 - Storage building - $\pm 2,304$ SF
- Includes office area, restroom, five (5) roll up doors, and multiple overhead doors
- Zoned M-1 (Industrial)
- Allows for easy loading, light industrial uses, and storage efficiency
- All city utilities in place
- Located within a highly visible commercial and industrial corridor
- Easy regional access to Warner Robins, Macon, and Centerville

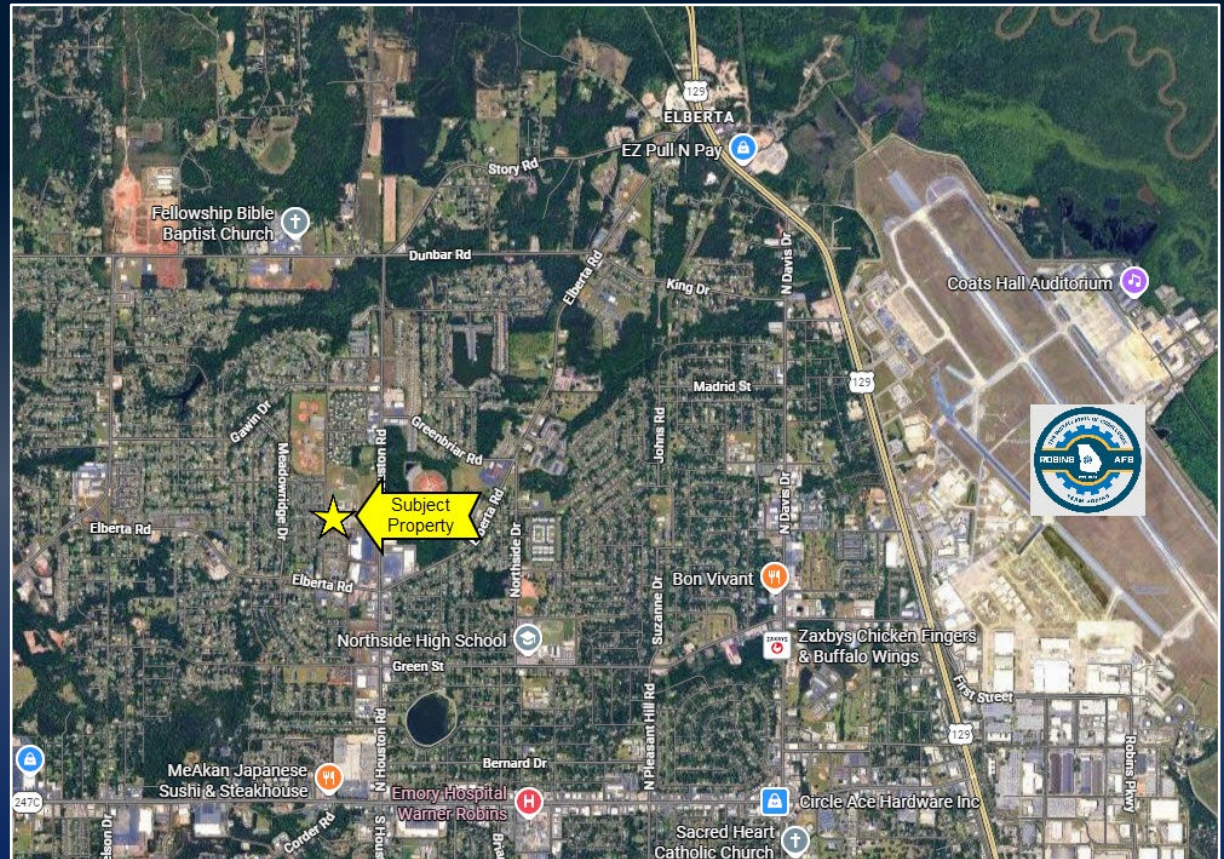


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AERIAL MAP & TRAFFIC COUNTS

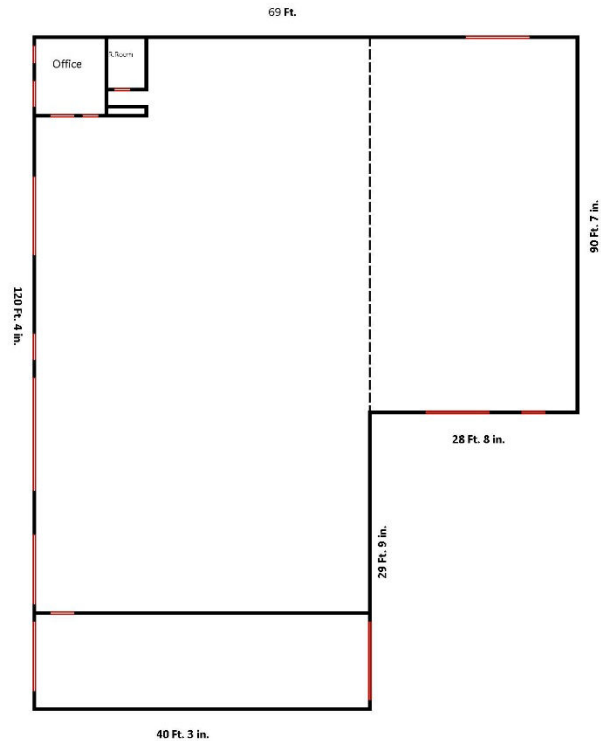
Traffic Counts (GDOT 2024 Estimates)
Watson Boulevard – 30,800 VPD
Carl Vinson Pkwy – 10,700 VPD



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FLOOR PLAN



Five Rollup Doors
Three 3ft. Personnel doors
One 6 ft. x 4 ft. window
Three Phase Power Mast
Office area with bathroom
7,448 Total square footage

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