

Industrial Warehouse For Sale or Lease
 1236 Hwy 441 Bypass Road
 Dublin, GA 31021



- Lot Size:** 10± acres
- Building Size:** 110,000 sf under roof
 - Warehouse: 60,000 sf
 - Office: 10,000 sf with 2nd floor (20,000 sf)
 - Open covered dock: 30,000 sf

- Utilities:** All available
- Ceiling Height:** 25'
- Zoning:** Industrial
- Taxes:** \$4,502.59
- Parking:** Paved -ample parking for cars & trucks
- Year Built:** 1996
- Neighbors:** YKK

Notes:

- Tilt up construction
- Dock High (8) 12x14 & 8x8 w/ levelers
- Drive-In (4) 12x14
- Roof recoated in 2016
- Column spacing 40x50
- Building is sprinklered
- Warehouse is air conditioned

<u>2018 Demographics</u>	<u>3 Mile</u>	<u>5 Mile</u>	<u>10 Mile</u>
Population	9,362	22,203	37,936
Median Age	41	37.8	37.6
Average HH Income	\$59,217	\$54,765	\$56,386

Sale Price:
\$2,975,000

**FOR MORE
 INFORMATION
 CONTACT**

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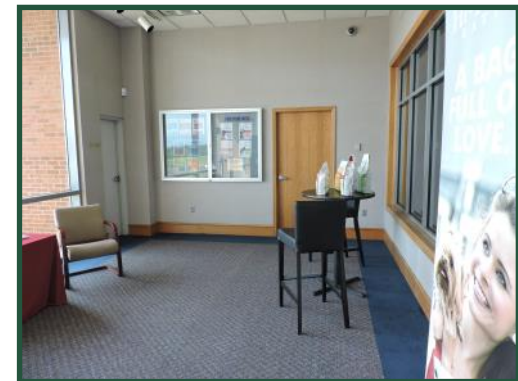
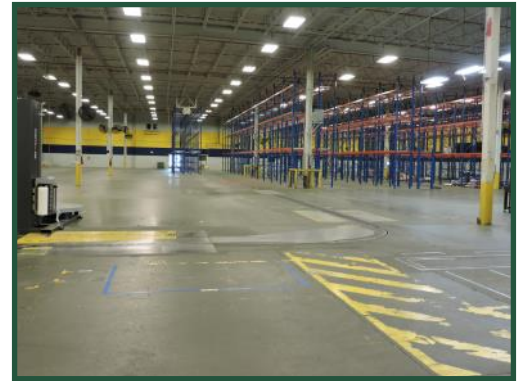
577 Mulberry St, Suite 1100 * P.O. Box 310 * Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015

This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

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 **FICKLING
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A Full Service Real Estate Company
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PHOTOS



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