

Industrial/Flex Building Available

4600 & 4590 Pio Nono Ave, 4589 Houston Ave
Macon, GA 31206



BUSINESS RELOCATING



- Lot Size:** 7.47 AC
- Building Size:** 18,800 SF
- Year Built:** 1965 & 1979
- Zoning:** M-1 (Industrial)
- Utilities:** All available
- Parking:** Ample parking for vehicles, equipment, and trucks on the 7.47 AC site
- Est. Taxes:** \$890/month
- Est. Insurance:** \$150/month
- Traffic Count:** Pio Nono Ave: 26,900 VPD
Houston Ave: 1,870 VPD

2020 Demos	1 Mile	3 Mile	5 Mile
Population	1,843	23,961	65,779
Median Age	34	32.9	34.3
Average HHI	\$26,148	\$38,889	\$43,180

Location: Located in South Macon on one of Middle Georgia's primary North/South corridors connecting Macon and Warner Robins (Robins Air Force Base). Excellent access to I-75 with high profile location! Currently occupied by Flint Construction & Forestry Equipment, which is expanding into a larger location after over 10 successful years at this location.

Improvements: Metal service building with approximately 20' ceilings, eight (8) service bays, two (2) 2-5 ton cranes, one (1) 2.5 ton crane, and exterior wash area with separator plus brick office building and metal structure storage section.

Lease Price: \$9,800/month NNN
Sale Price: \$1,100,000

**FOR MORE
INFORMATION
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR
478-746-9421 (O)
478-737-3381 (C)
lcrumbley@fickling.com



commercial.fickling.com

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



Front



Signage



Service Building



Office/Showroom



Typical Office



Conference Room

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PHOTOS



Showroom/Storage Area



Service Counter Area



Service Area



Rear of Service Area



Yard Area



Second Pio Nono Ave Entrance - Display Yard

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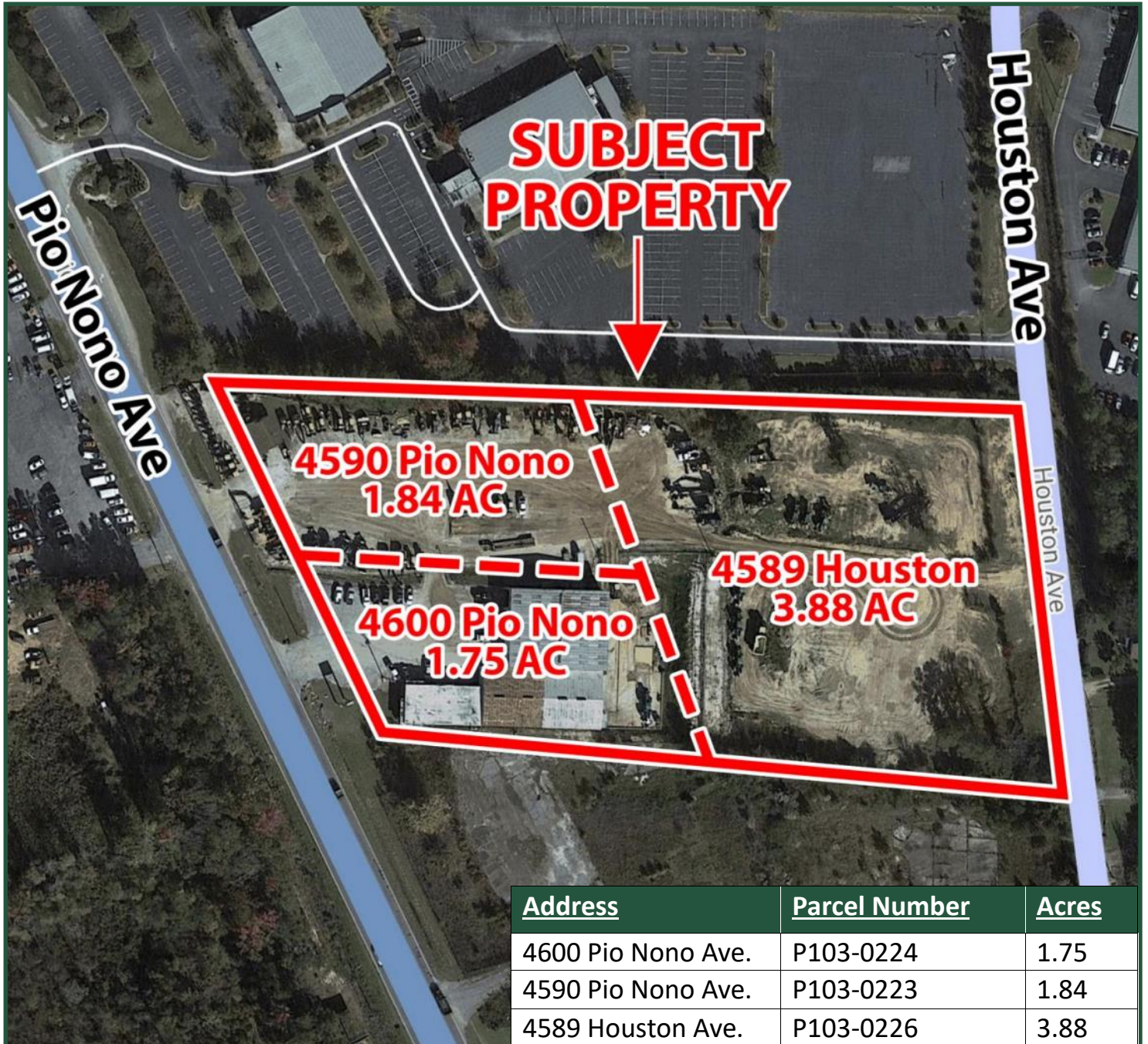
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AERIAL - CLOSE



Address	Parcel Number	Acres
4600 Pio Nono Ave.	P103-0224	1.75
4590 Pio Nono Ave.	P103-0223	1.84
4589 Houston Ave.	P103-0226	3.88

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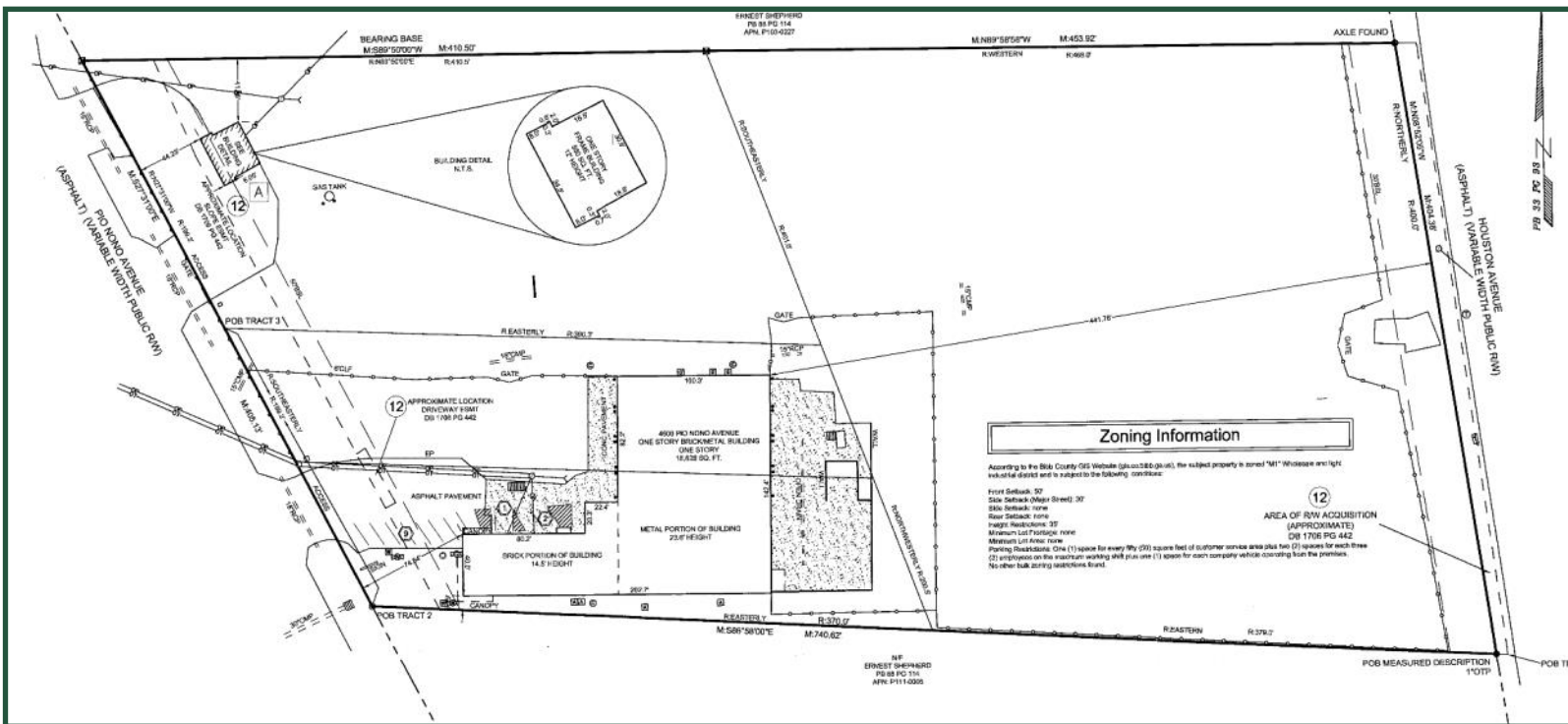


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SURVEY



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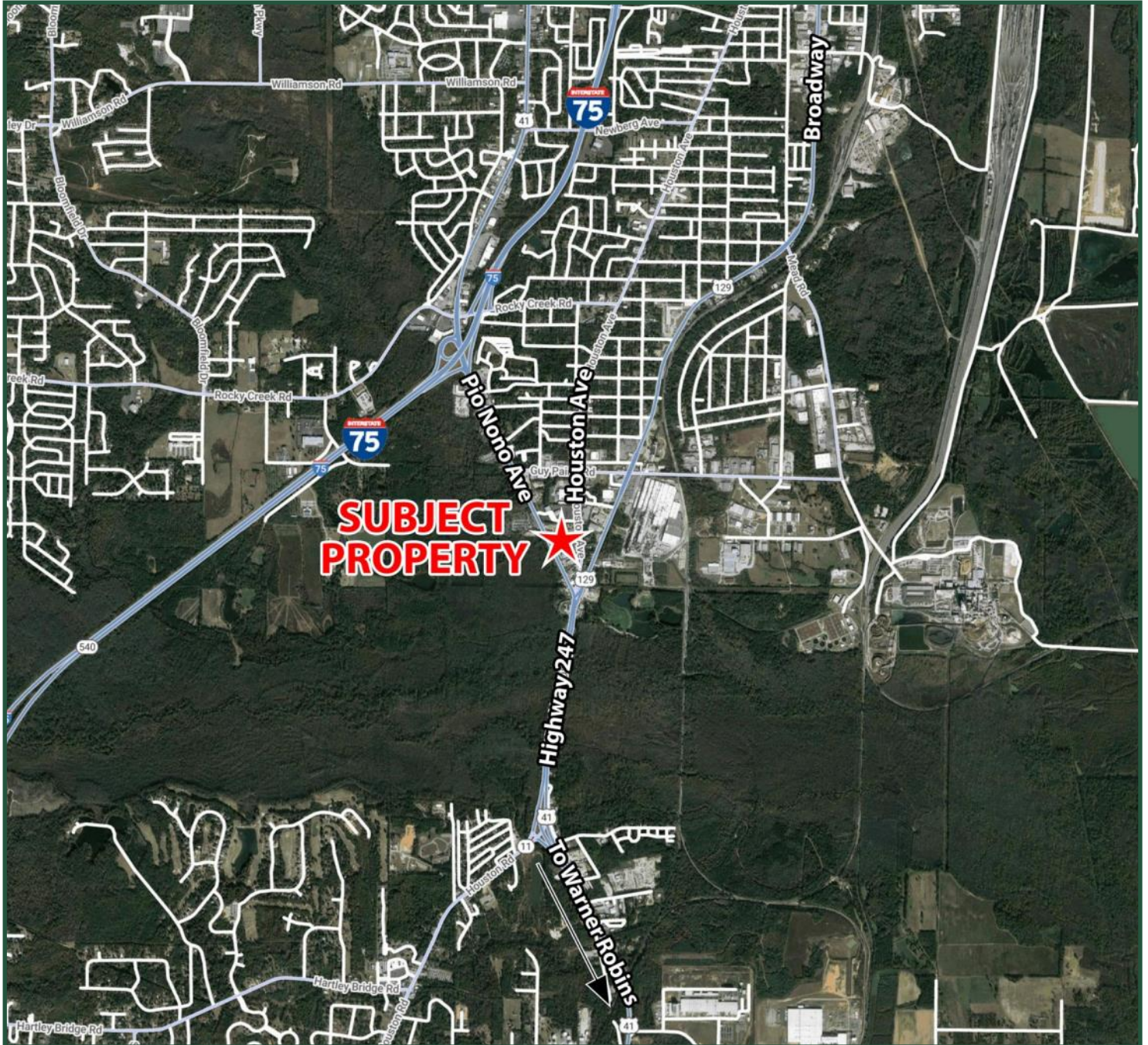
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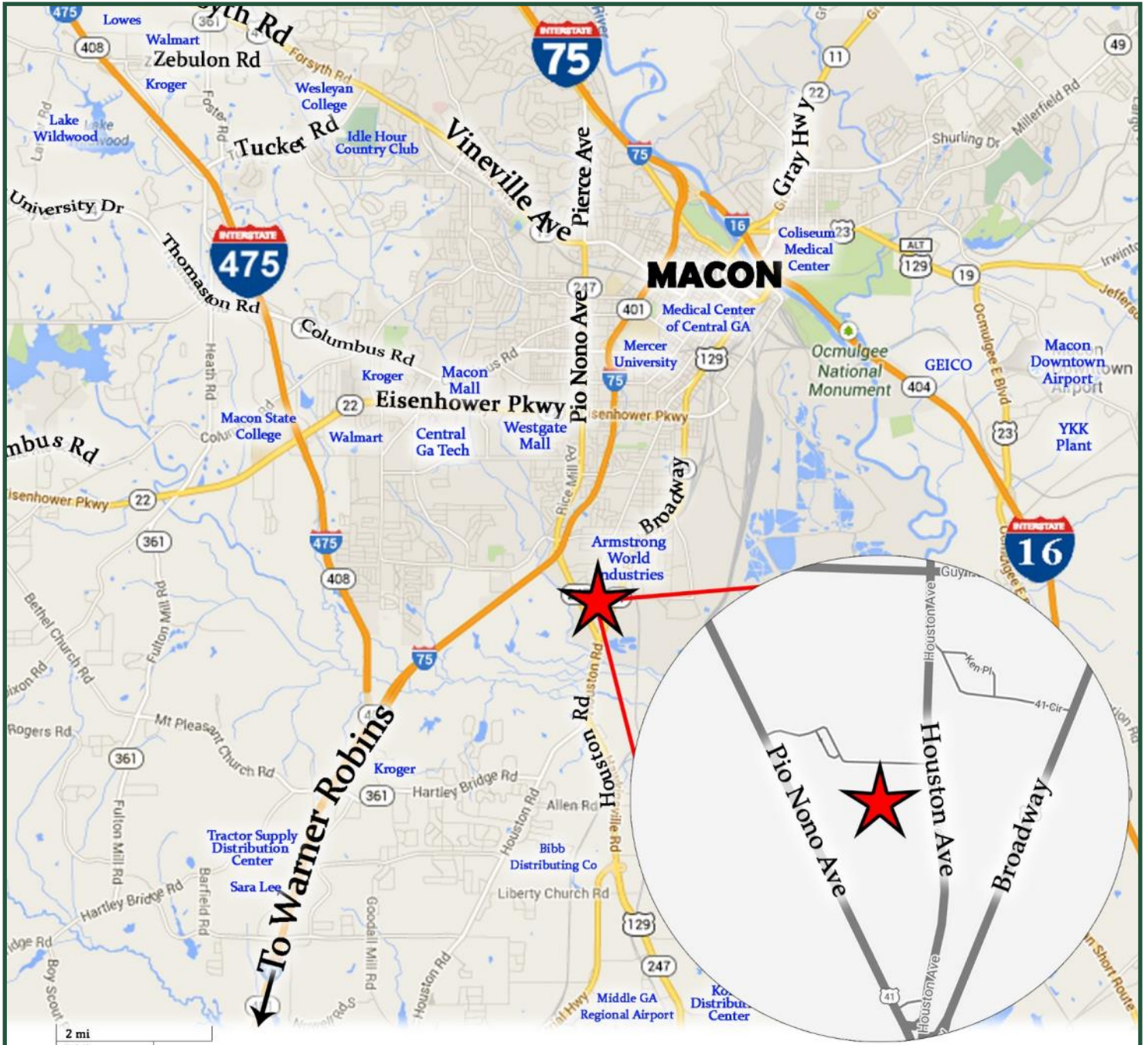
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AREA MAP



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