

Industrial Property FOR SALE

450-A South Mock Road
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



**Brokers
protected
at 6%**

**SUBJECT
PROPERTY**

CONTACT

Lan Heath
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Joseph Bowen
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PROPERTY INFORMATION

BUILDING	
Property Address:	450-A South Mock Road Albany, GA 31705
County:	Dougherty
Topography:	Level & Cleared
Frontage:	270'±
Taxes:	TBD

SITE	
Site Size:	3± Acres
Parcel ID:	000RR/0011/08A
Zoning:	M-1

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	17,936	38,727	100,506
Avg HH Income	\$45,058	\$51,313	\$73,132
Median Age	32.8	34.5	36.7

SALE PRICE: \$69,900

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LOCATION

Lot is located just north of the railroad tracks and US Marine Corps Logistics Base. Conveniently situated, this location offers quick access to both Highway 82 and Highway 19. Within the area you'll find prominent neighbors such as Super Wal-Mart, Walgreens, Roses, USPS, Mock Road Mini Storage, and a variety of restaurants and other retail options.



NOTES

Lot is zoned M-1 Light Industrial for a wide variety of uses, making it well-suited for diverse uses such as an industrial park, storage facility, warehousing, workshops, cell phone towers, and more. Notably, this lot comes with the added benefit of railroad access. Broker is protected at 6%. 3± Acres to be confirmed by Survey.

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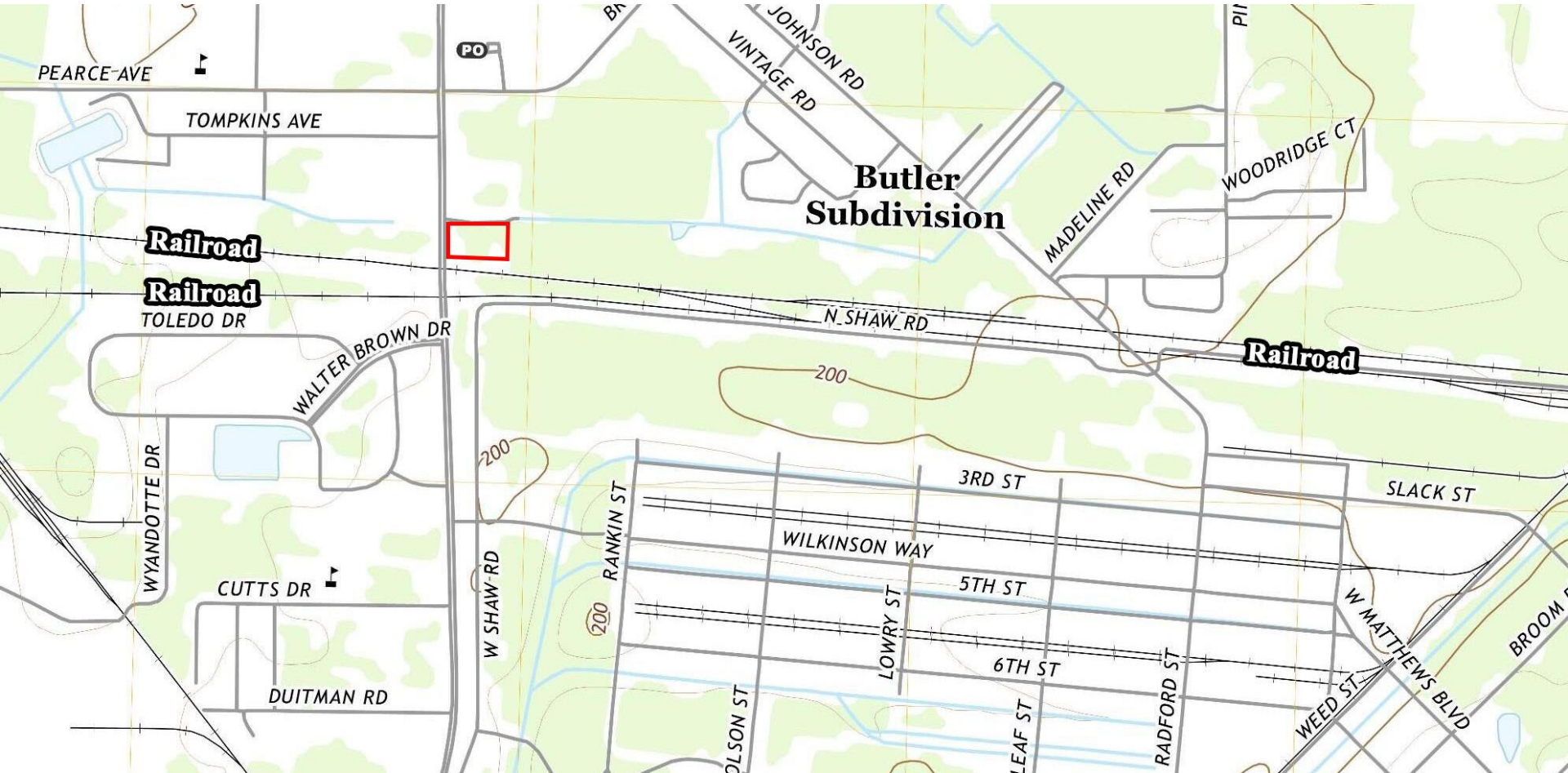
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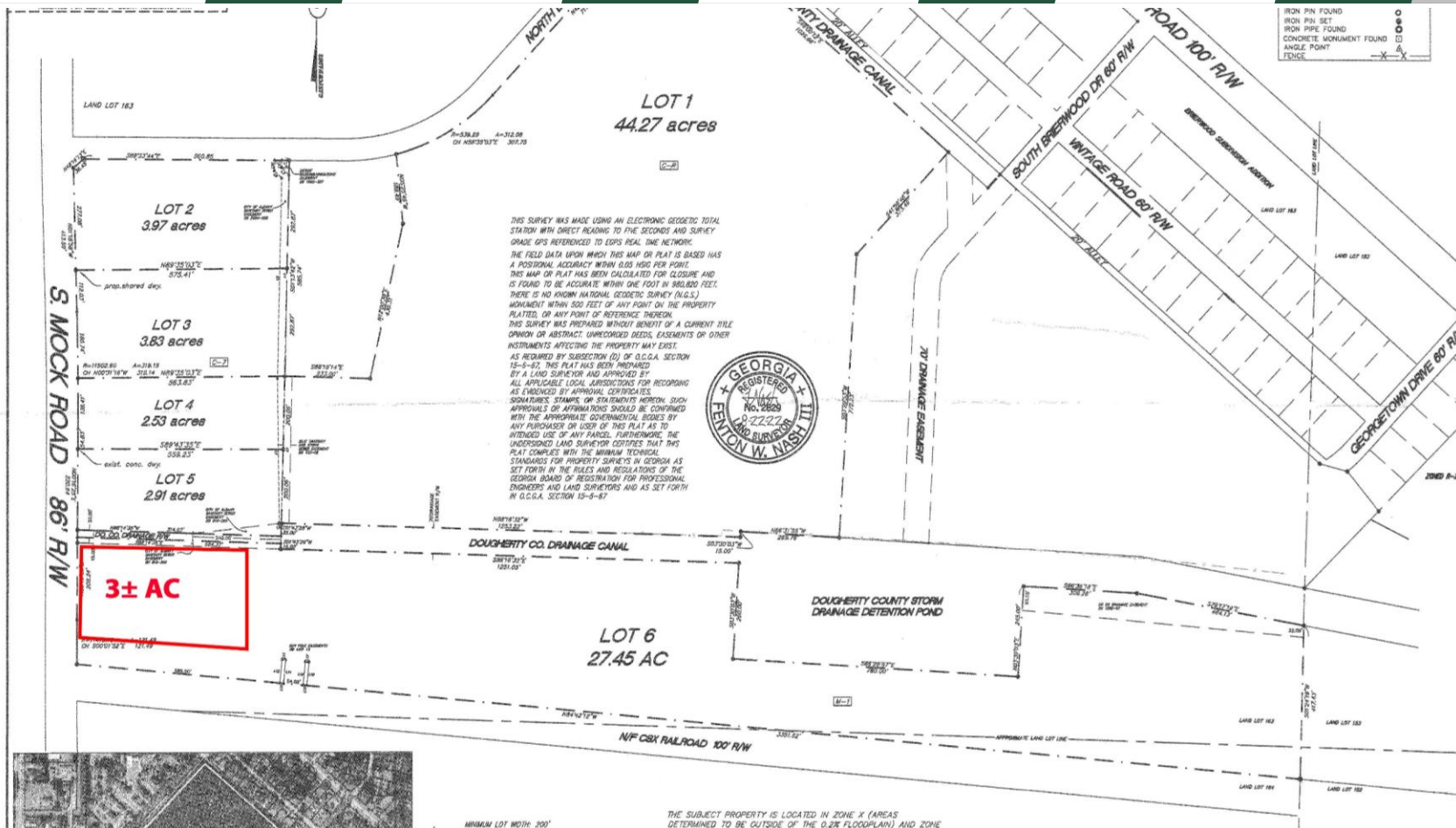
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MINOR SUBL
MOCK ES
PART LAND LOTS 163 and 164
ALBANY, DOUGHERTY CC



NASH
URVEY & DESIGN
Phone: (229) 435-6186
Fax: (229) 435-1584
720 ARKONA ROAD
LEESBURG, GEORGIA 31763

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