

# Industrial Property FOR SALE

450-A South Mock Road  
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



**Brokers  
protected  
at 6%**

**CONTACT**

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Industrial Property FOR SALE

450-A South Mock Road  
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map

## PROPERTY INFORMATION

### BUILDING

**Property Address:** 450-A South Mock Road  
Albany, GA 31705

**County:** Dougherty

**Topography:** Level & Cleared

**Frontage:** 270'±

**Taxes:** TBD

**REDUCED: \$57,000.00**  
**~~SALE PRICE: \$59,900.00~~**

### 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

### CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

## PROPERTY INFORMATION

### 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

PRICED WELL BELOW TAX ASSESSED VALUE FOR IMMEDIATE SALE. Lot is zoned M-1 Light Industrial for a wide variety of uses, with over 270' of frontage providing excellent visibility. Lot is well-suited for diverse uses such as a storage facility, warehousing, workshops, cell phone towers, and more. Broker is protected at 6%. 3± Acres to be confirmed by Survey.

### CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

# Industrial Property FOR SALE

450-A South Mock Road  
Albany, GA 31705



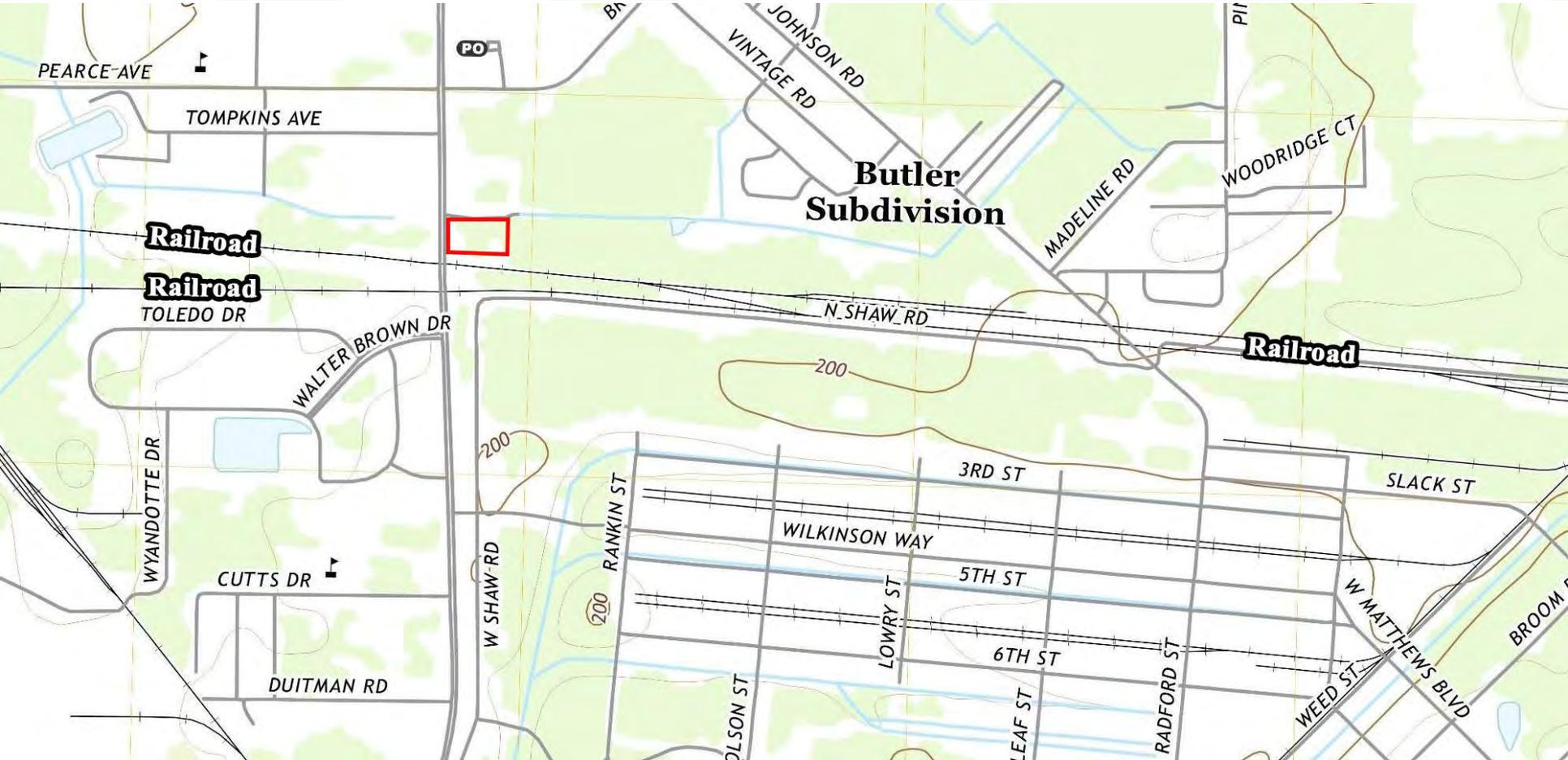
Summary

Area Info

Topo Map

Aerial

Site Map



## CONTACT

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>



# Industrial Property FOR SALE

450-A South Mock Road  
Albany, GA 31705



Summary

Area Info

Topo Map

Aerial

Site Map



MINOR SUBDIVISION  
MOCK ESTATES  
PART LAND LOTS 163 and 164  
ALBANY, DOUGHERTY CO



**T. W. NASH III**  
SURVEY & DESIGN  
Phone: (229) 435-6186  
Fax: (229) 435-1084  
720 ANKENA ROAD  
LEESBURG, GEORGIA 31763

**CONTACT**

**Lan Heath**  
478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com

**Joseph Bowen**  
478-746-9421 Office  
478-538-6026 Cell  
jbowen@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>