

# OFFICE/WAREHOUSE FOR SALE OR LEASE

304 S. CAMELIA BOULEVARD  
FORT VALLEY, GA 31030  
PEACH COUNTY

±6,480 SF  
±0.53 ACRE

ASKING PRICE: \$195,000  
LEASE RATE: \$2,500/MO



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## PROPERTY INFORMATION

- ±6,480 SF office/warehouse
- ±1,360 SF canopy
- Zoned C-2 (Commercial)
- Built in 2002
- Functional layout with dedicated office space, restroom, and warehouse area
- Located just outside of Downtown Fort Valley with convenient local access
- Part of the Macon/Warner Robins industrial corridor, supporting business growth
- Owner pays taxes and insurance
- Tenant pays utilities

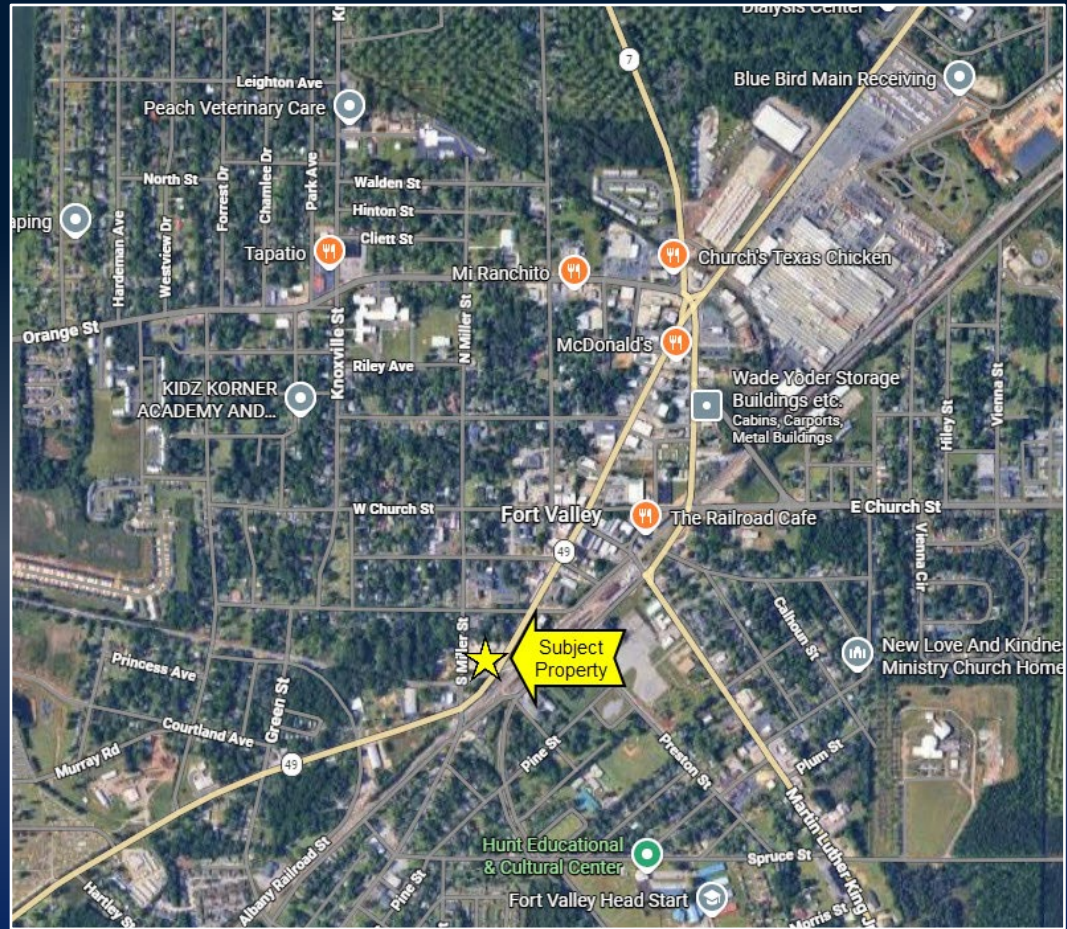


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## AERIAL MAP & TRAFFIC COUNT

Traffic Count (GDOT 2024 Estimate)  
S. Camelia Boulevard – 8,590 VPD



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