

SALE OR LEASE

WAREHOUSE / OFFICE
2688 ROFF AVENUE
MACON-BIBB COUNTY, GEORGIA 31204



SALES PRICE: \$299,000

LEASE RATE: \$2,000.00/MONTH

LOCATION OVERVIEW

- Positioned on Roff Avenue in an established industrial / commercial corridor on Macon's west side
- Minutes from Interstate 75 & Interstate 16 offering direct connectivity to Downtown Macon, Atlanta, and the greater Middle Georgia Region
- Prime Central Location providing convenient access to major business corridors
- Excellent combination of accessibility, visibility, and convenience for service-oriented businesses
- Wide variety of restaurants, retail, banks, and daily business services nearby

PROPERTY OVERVIEW

- 3,540± SF Light Industrial / Commercial Building
- Approximately 1,000±SF of Office Space
- Functional Office / Warehouse Configuration
- 14' Wall height
- Rear loading dock
- Fenced outside storage lot at rear of property
- Approximately 0.33 Acres
- Built in 1962
- Zoned **M-1 – Light Industrial**
- Well suited for contractors, service businesses, light manufacturing, distribution, warehouse/storage, or owner-users

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**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

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**SALE OR
LEASE**

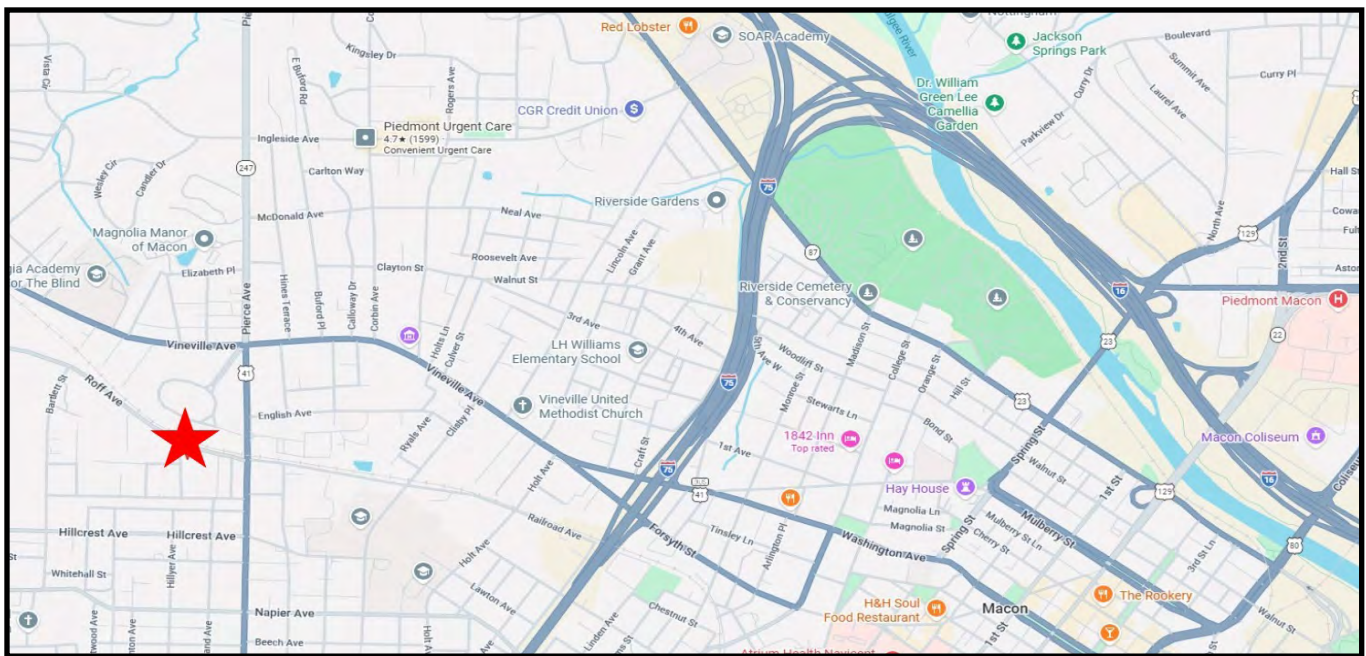
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PARCEL MAP



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