Warehouse/Manufacturing Space Available
1178 Hightower Road
Macon, GA 31206

FICKLING & COMPANY
A Full Service Real Estate Company
commercial.fickling.com

Building Size:	3,000± SF
Lot Size:	0.87 AC
Year Built:	1992
Utilities:	Water, sewer, power, telecommunications
Zoning:	C-2
Taxes:	$1,304 (2022 est.)
Traffic Count:	22,100 VPD - Eisenhower Parkway
	17,700 VPD - Pio Nono Avenue
Parking:	10± spaces, with laydown yard
Description:	Approximately 3,000 SF of warehouse/distribution/flex space, adaptable to many uses. Ideal for use as automotive, or custom motorcycle shop. Fenced lot.
Location:	Easy access to Pio Nono Avenue, Eisenhower Parkway, and I-75.

Lease Price: $1,900/Month NNN
Sale Price: $199,000

FOR MORE INFORMATION CONTACT

Lan Heath, Commercial Sales & Leasing
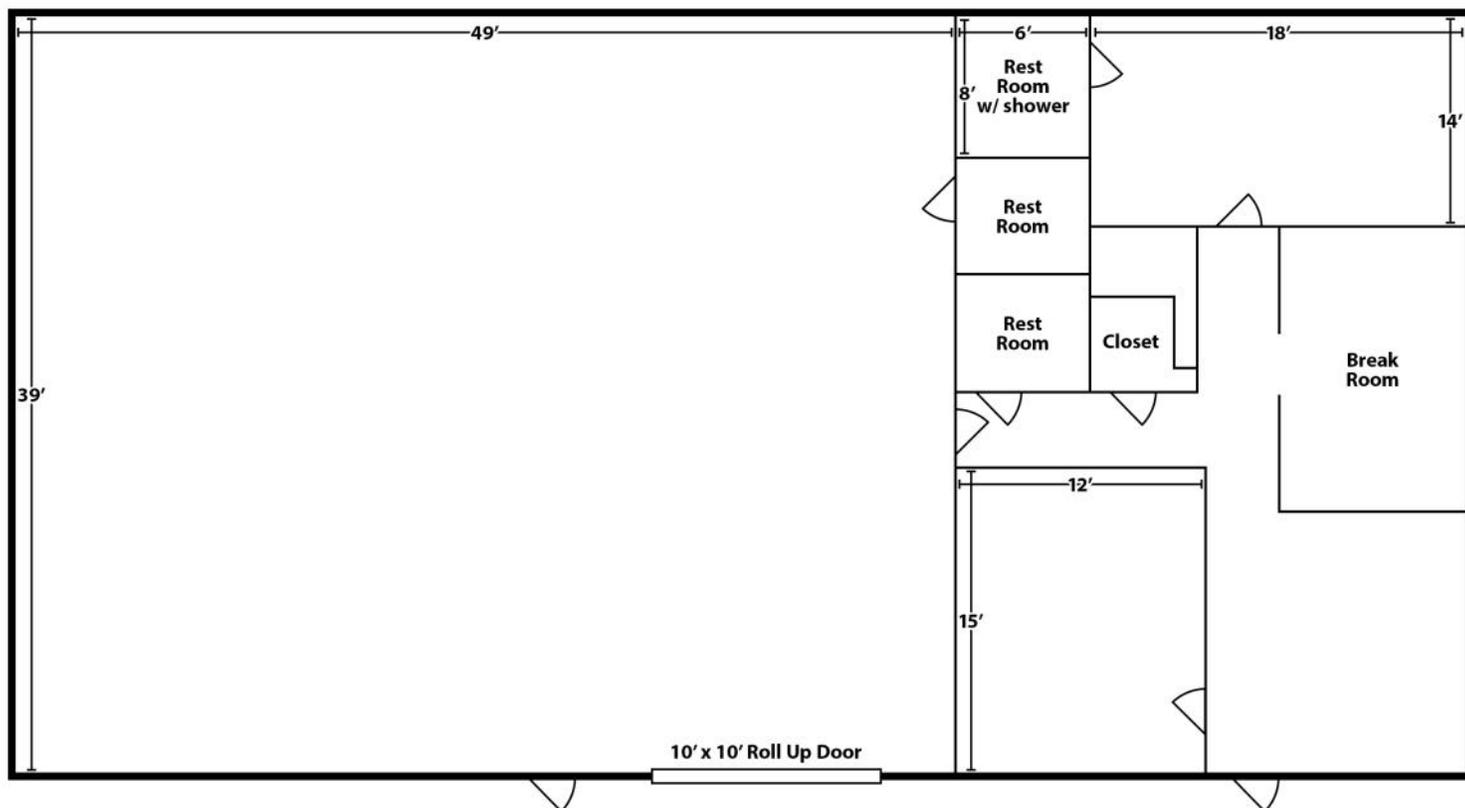478-731-5899 (C)
478-746-9421 (O)
lheath@fickling.com

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FLOOR PLAN & PHOTOS

Floor plan labels: 49' · 6' · 18' · 8' · 14' · Rest Room w/ shower · Rest Room · 39' · Rest Room · Closet · Break Room · 12' · 15' · 10' x 10' Roll Up Door

*All measurements and all calculations of area may not be to scale and are not guaranteed.
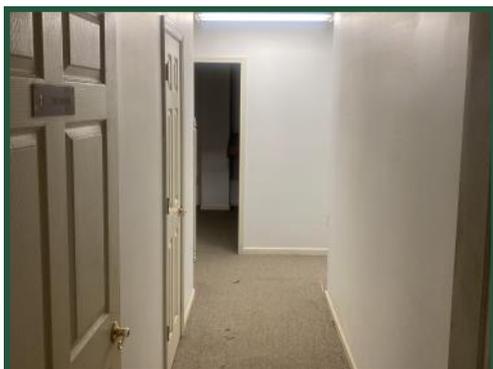
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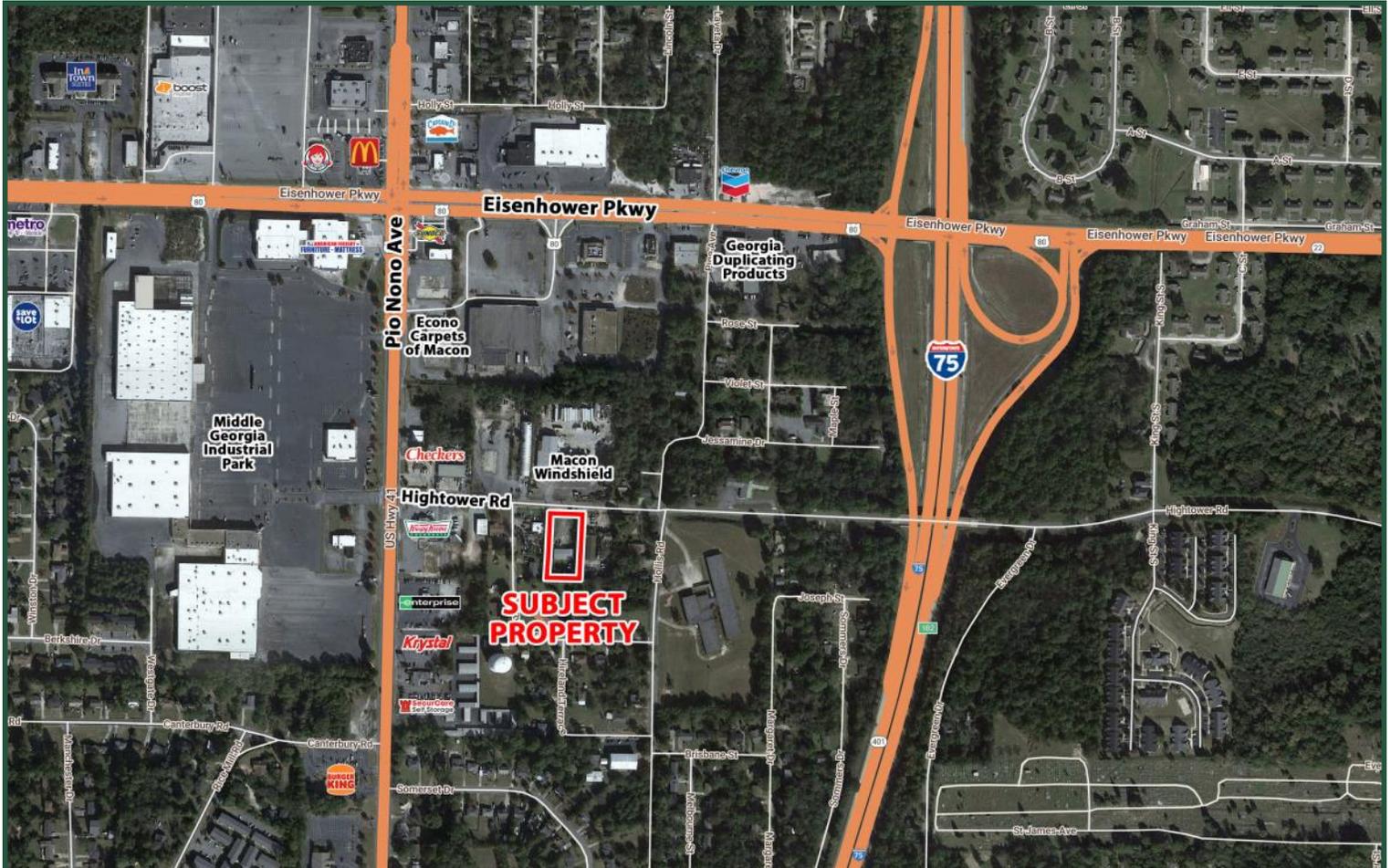
2022 Demographics	1 Mile	3 Mile	5 Mile
Population	7,870	47,586	83,633
Median Age	36.1	35.8	35.5
Average HHI	$30,016	$37,150	$45,870

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