

# SALE

## INDUSTRIAL SITE

1403 SIXTH STREET  
DOWNTOWN MACON, BIBB COUNTY, GEORGIA 31206



**SALES PRICE: \$125,000**

**\*OWNER FINANCING AVAILABLE**

### LOCATION OVERVIEW

- Centrally located in Macon's established industrial corridor, surrounded by other successful industrial and commercial operations
- Minutes from major interstates and highways, (I-16, I-75, US 80) providing direct routes to Atlanta, Savannah, and other key markets
- Access to essential utilities such as water, sewer, electricity, and high-speed internet, supporting modern industrial operations

### PROPERTY OVERVIEW

- Concrete Slab Foundation:** 9,800± SF (70' x 140') for new construction or expansion of industrial facilities
- Lot Size:** 0.74± acre, providing ample space for building, storage, and vehicle maneuvering
- Frontage:** 208'± on Sixth Street, offering excellent visibility and convenient access for trucks and deliveries
- Zoning:** M2 (Heavy Industrial), allowing for a wide range of industrial uses
- \*Owner Financing Available:** 20% down; \$950 per month @ 8% interest over 15 years

**MIKI FOLSOM, CCIM**  
**BROKER/OWNER**

478.361.3036 CELL • MFOLSOM@CBCGEORGIA.COM  
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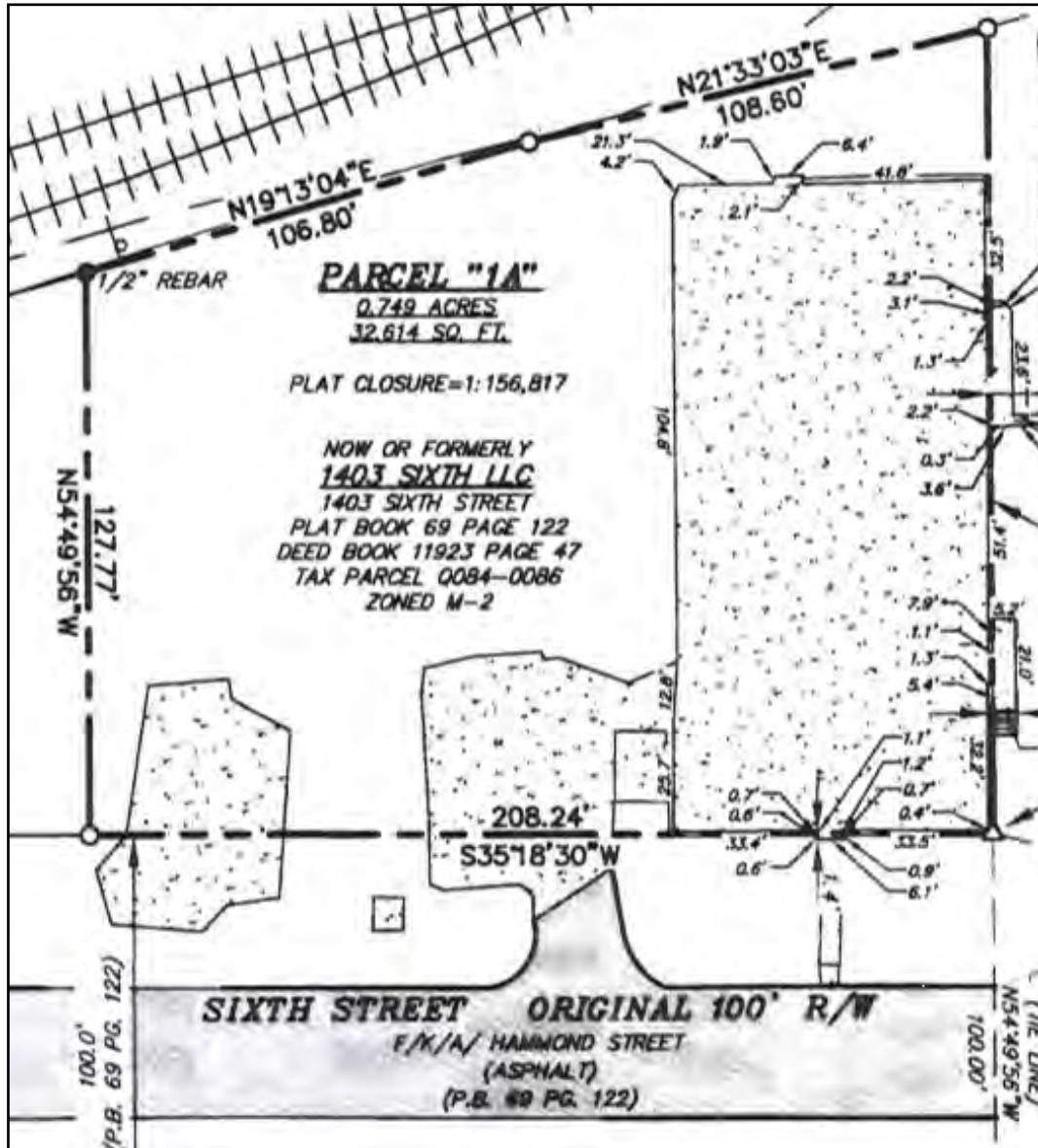
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### PROPERTY SURVEY



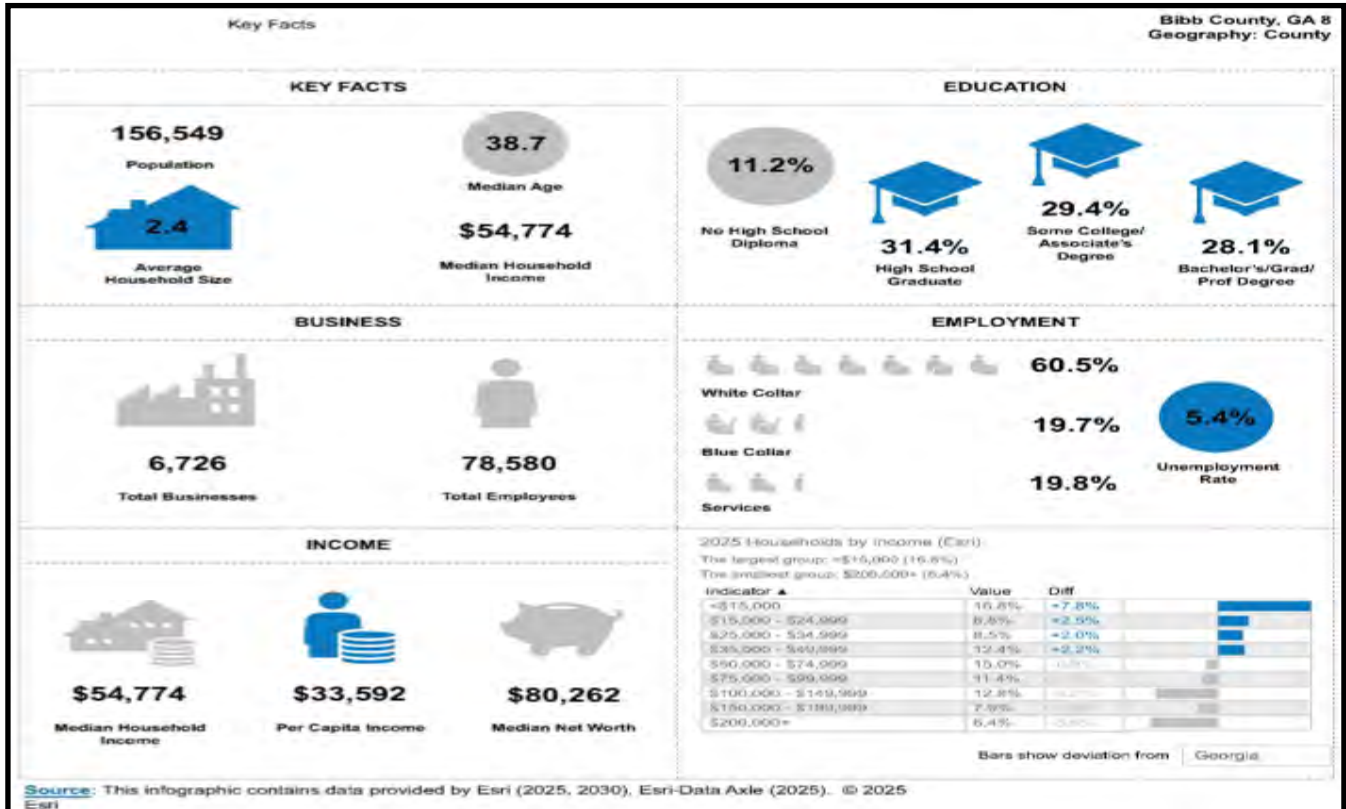
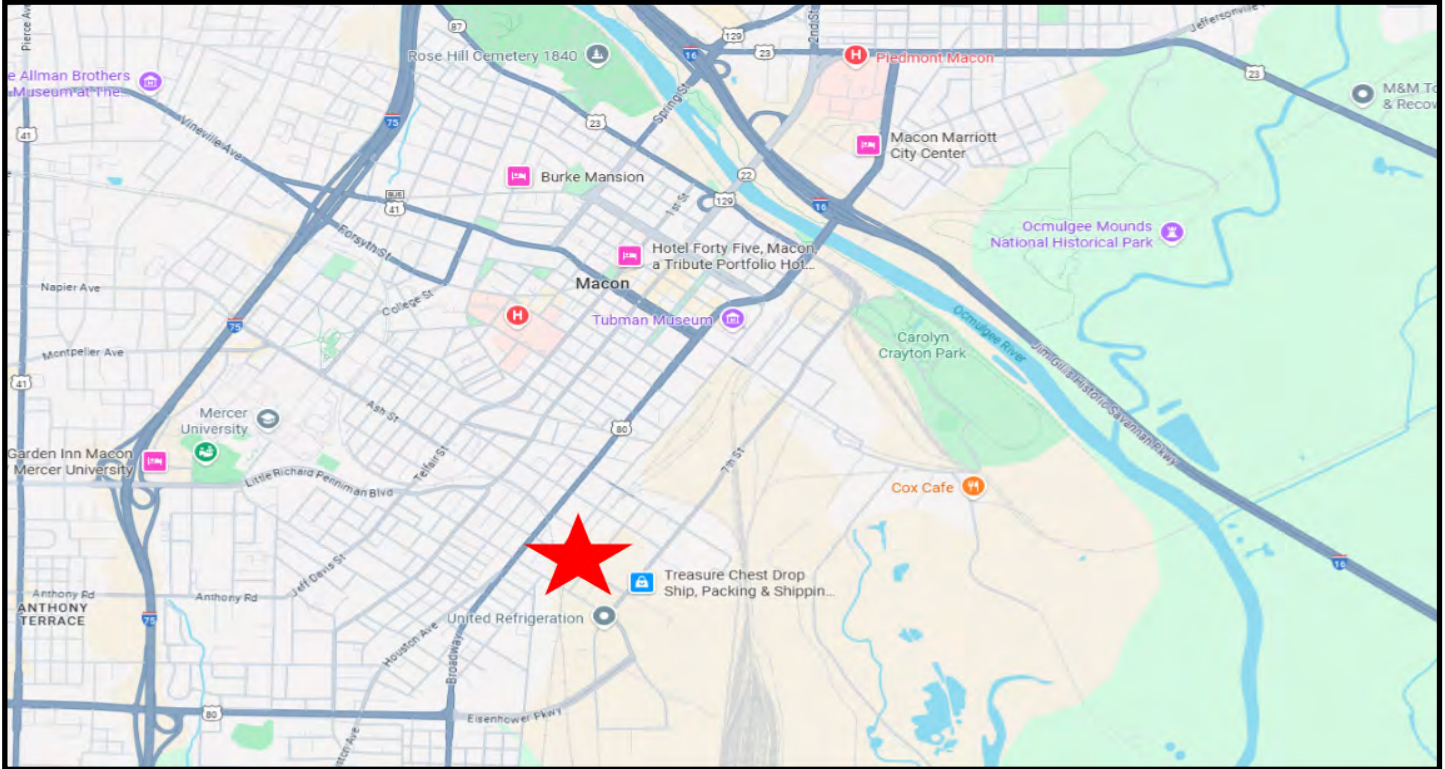
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