

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

MIKI FOLSOM, CCIM
478.361.3036 Cell
mfolsom@cbcgeorgia.com

990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM

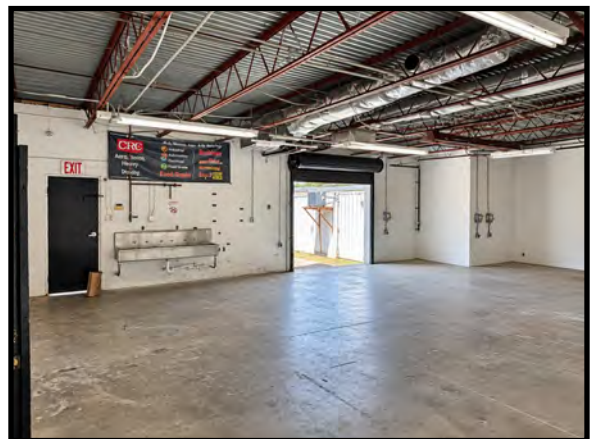
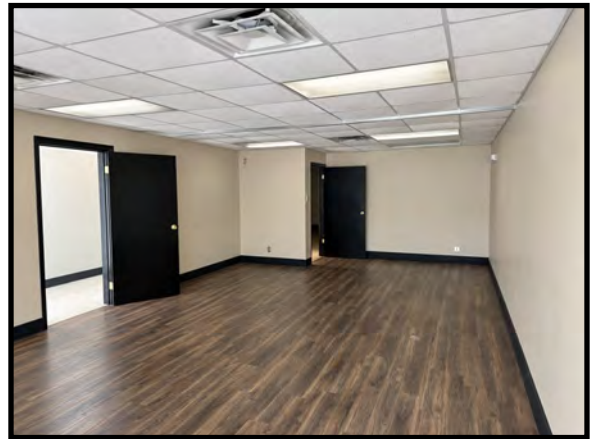


**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

Revised 9/15/26

SALE OR LEASE

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



**SALE OR
LEASE**

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

PARCEL MAP



MIKI FOLSOM, CCIM
OWNER / BROKER
478.361.3036 CELL
MFOLSOM@CBCGEORGIA.COM

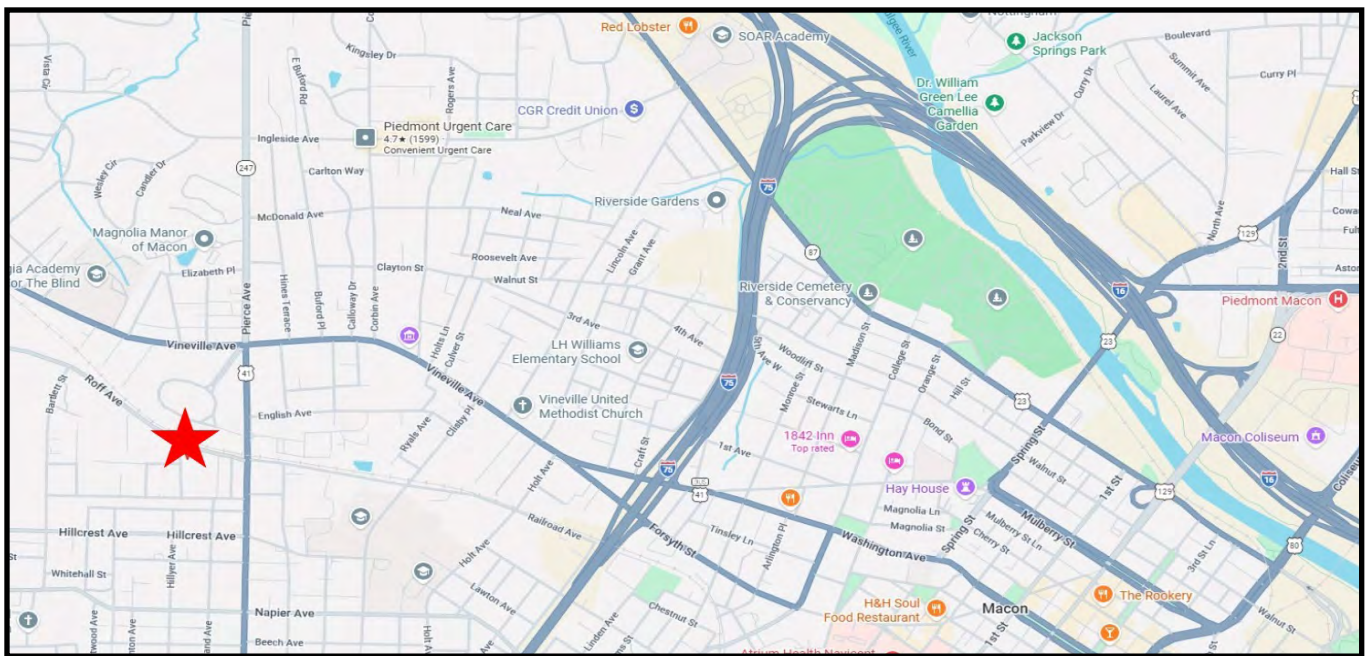
990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

**SALE OR
LEASE**

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



MIKI FOLSOM, CCIM
OWNER / BROKER
478.361.3036 CELL
MFOLSOM@CBCGEORGIA.COM

990 RIVERSIDE DR • MACON, GA 31201 • 478.746.8171 • CBCMACON.COM



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY