

# 4.74+/- acres in Dougherty County, Georgia

2 warehouses on 4.74 +/- acres in Albany, GA. The larger of the warehouses is 7,700 SF with 14' ceilings, a 30' roll up door, a 14' roll up door, a 75' x 10' drive-on scale and a 4' tall loading dock. The smaller of the two warehouses is 1,600 SF with two 16' roll up doors. There is also a 40' x 40' covered area that has an oil change pit. The ceilings are 20'. The property is 95% fenced and is zoned I3-Industrial. Conveniently located adjacent to the Liberty Expressway / US HWY19 / US 19. This property has multiple use possibilities. Not in flood zone. Call for your showing today.

**Commercial • \$250,000**

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