

# OFFICE/WAREHOUSE FOR SALE OR LEASE

**2468 GUNN ROAD  
BYRON, GEORGIA 31008  
PEACH COUNTY**

**8,047 SF  
3.38 ACRES**

**SALE PRICE: \$580,000  
LEASE RATE: \$5,400/MO**



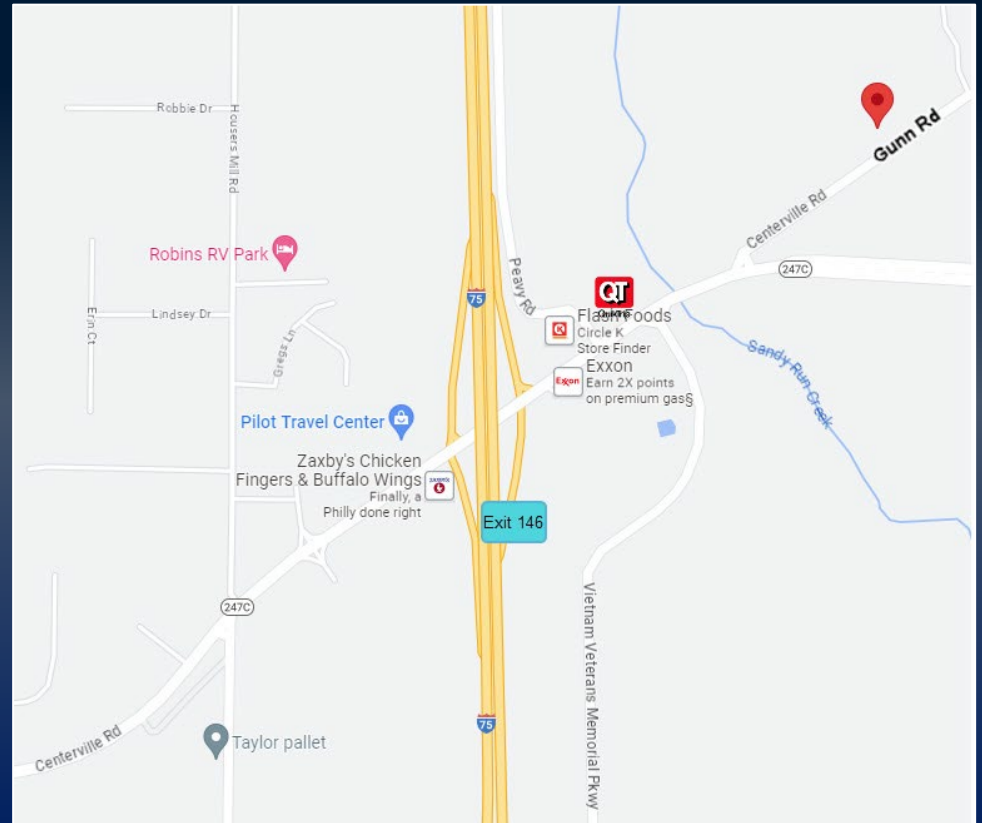
**STERLING BAILEY C: 478.951.9443 | ADAM BAILEY C: 478.733.7961**  
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**4124 ARKWRIGHT ROAD, SUITE 1 MACON, GA 31210**  
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## PROPERTY INFORMATION

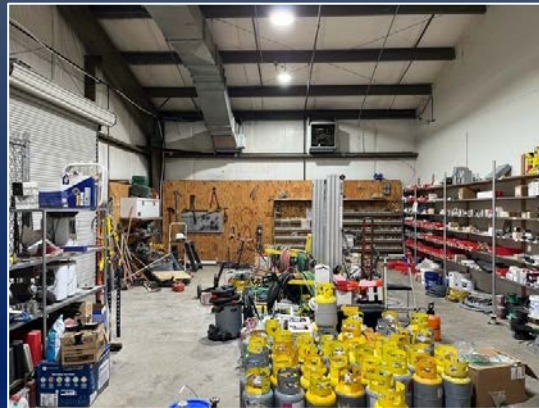
- Excellent location just off Watson Boulevard, .5 mile from Interstate 75 (Exit 146)
- Zoned C-2 (Commercial)
- Conditioned warehouse with 24 ft center
- Includes 3 roll up doors
  - 1-14x14
  - 1-8x10
  - 1-11x10
- Security system installed
- Traffic Count (GDOT 2022 data estimate)
  - Watson Boulevard – 22,600 vpd



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## ADDITIONAL PHOTOS



2468 GUNN ROAD, BYRON, GA 31008





