

# FOR LEASE

726 – 779 Fifth Street Macon, Georgia 31201



**Property Name:** Fifth Street Warehouses  
**Property Location:** Located in Downtown Macon with quick access to Macon's CBD, I-16 and Macon's Medical District  
**Column Spacing:** N/A  
**Truck Access:** Loading docks via Fifth Street  
**Ceilings:** 18' eave height  
**Year Built:** 1950's  
**Expenses:** Taxes, CAM and Insurance - Landlord pays  
**Construction:** Brick - Metal  
**Zoned:** CBD-2  
**Nearby Businesses:** Eagle Siding , Vitco Fire & Safety, Southern Commercial Movers and River North Kitchen Galleries  
**Sprinkler:** All Spaces  
**Previous Use:** Warehouse/Distribution  
**Other Features:** Owner will make Improvements for qualified tenant.

**Multi-Tenant  
Warehouse Space**

## Available Suites:

**726 Fifth Street** - 11,227 sf with about 700 sf office area and restroom, 4 loading docks. Space can be divided into 5,000 and 6,227 sf.  
**Rent:** \$2,340/month (\$2.50 psf)

**777 Fifth Street** – 5,200 sf with about 975 sf office area. Two dock doors.  
**Rent:** \$1,300/month (\$3.00 psf)

**753 Fifth Street** – 2,600 sf previously River North Kitchen Gallery. Small office and one dock door.  
**Rent:** \$675/month (3.10 psf)



**Contact: Larry E. Crumbley, CCIM, CPM, SIOR, CRE**  
**478-746-9421**

For detailed property information see [www.fickling.com](http://www.fickling.com)

**Commercial Division**  
577 Mulberry Street  
P.O. Box 310  
Macon, GA 31202  
(478) 746-9421  
(478) 742-2015 FAX  
[info@fickling.com](mailto:info@fickling.com) EMAIL

[www.fickling.com](http://www.fickling.com)

# FOR LEASE

726 – 779 Fifth Street Macon, Georgia 31201

## Community

**CITY:** Macon, Georgia, MSA  
**COUNTIES:** Bibb, Crawford, Jones, Monroe and Twiggs  
**2008 POPULATION:** 235,000  
**EMPLOYMENT:** 113,197  
**UNEMPLOYMENT:** 11,495  
**UNEMPLOYMENT PERCENTAGE:** 10.2%  
**INTERSTATE HWYS:** I-75, I-475 and I-16  
**AREA COMPANIES:** GEICO, YKK, Armstrong Cork, Blue Bird, IKON, Boeing, Robins Air Force Base, Englehard Corp., GA Farm Bureau, Riverwood Int'l, and Trane Co.



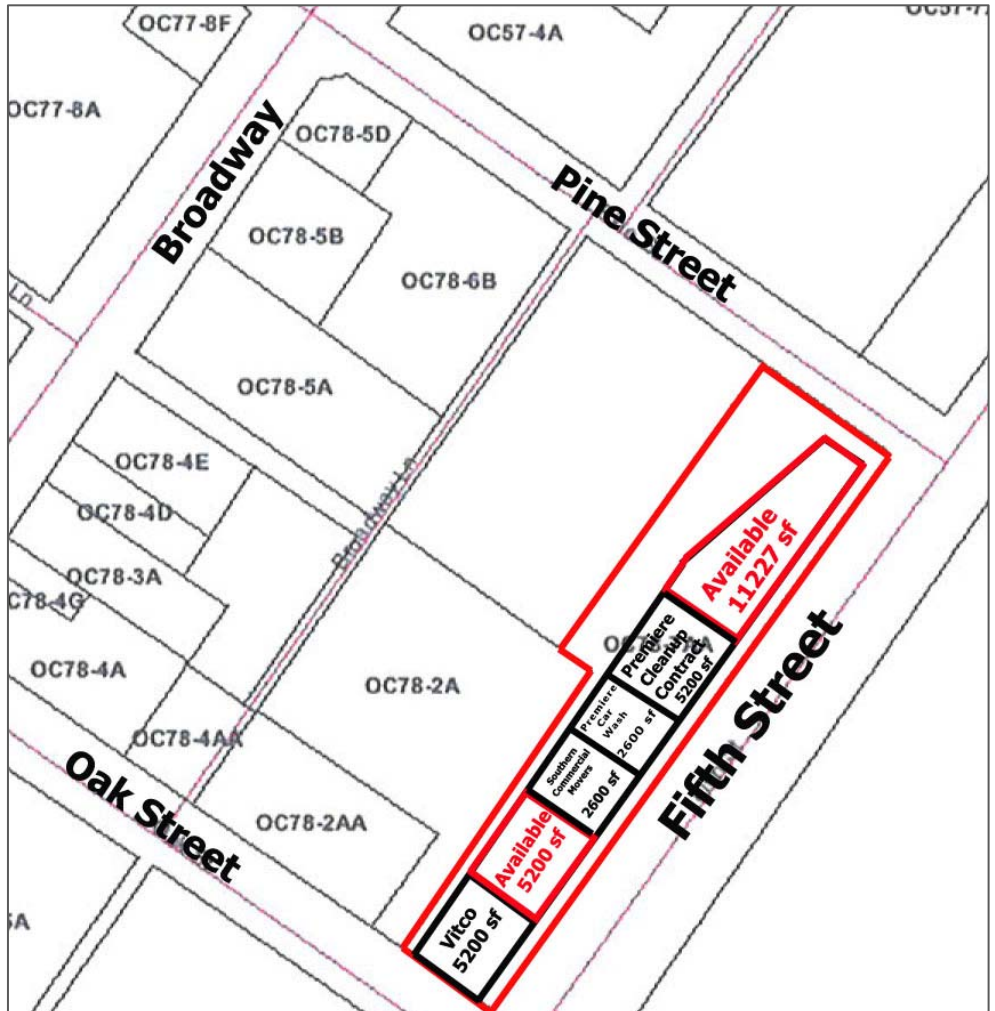
**Overall Cost of Living: Index** 77.53%  
**2008 Median HH Income:** \$44,290

## Contact:

**Larry E. Crumbley,**  
CCIM, CPM, SIOR, CRE

**478-746-9421**

For detailed property information see  
[www.fickling.com](http://www.fickling.com)



 **FICKLING & COMPANY**  
A Full Service Real Estate Company