

FOR LEASE

726 – 779 Fifth Street Macon, Georgia 31201

Price Reduced!



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, Premiere Carwash and Premiere Cleaning Contractors.
Sprinkler: All Spaces
Previous Use: Warehouse/Distribution
Other Features: Owner will make Improvements for qualified tenant.

**Multi-Tenant
Warehouse Space**

Available Suites:
(Prices include CAM, taxes & insurance)

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)
\$1,730 \$1.85

777 Fifth Street – 5,200 sf with about 975 sf office area. Two dock doors.

Rent: ~~\$1,300~~/month (~~\$3.00~~ psf)
\$975 \$2.25

761 Fifth Street – 2,600 sf warehouse space with one dock high door. Previously Southern Commercial Movers.

Rent: \$650/month (neg.) (\$3.00 psf)



Contact: Larry E. Crumbley, CCIM, CPM, SIOR, CRE
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For detailed property information see www.fickling.com

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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.

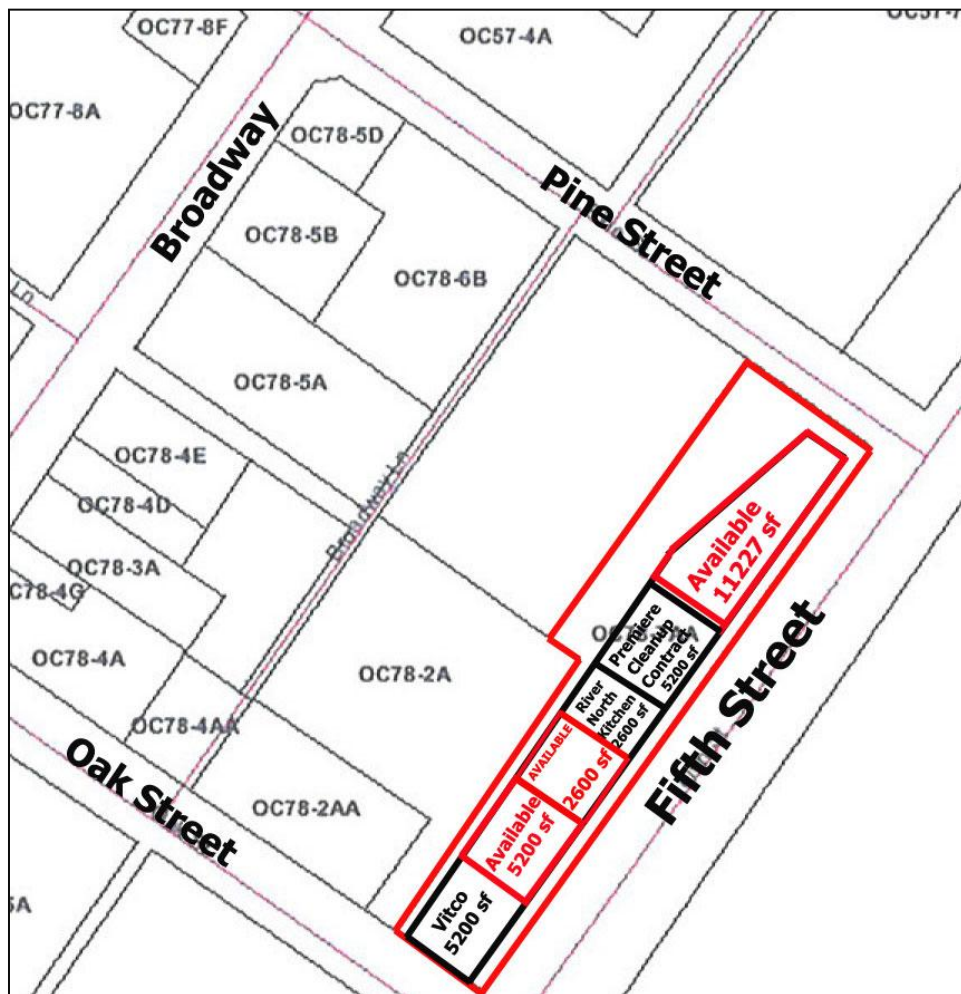
Overall Cost of Living: Index 77.53%
2008 Median HH Income: \$44,290

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