

# FIFTH STREET WAREHOUSES

725 – 779 Fifth Street  
Macon, GA 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
- Nearby Businesses: Vitco Fire & Safety, Premiere Carwash, Light House Vending, and Riverside Ford
- Other Features: Owner will make Improvements for qualified tenant.
- Zoned: CBD-2
- Sprinkler: All Spaces
- Previous Use: Warehouse/Distribution

## Multi-Tenant Warehouse Space

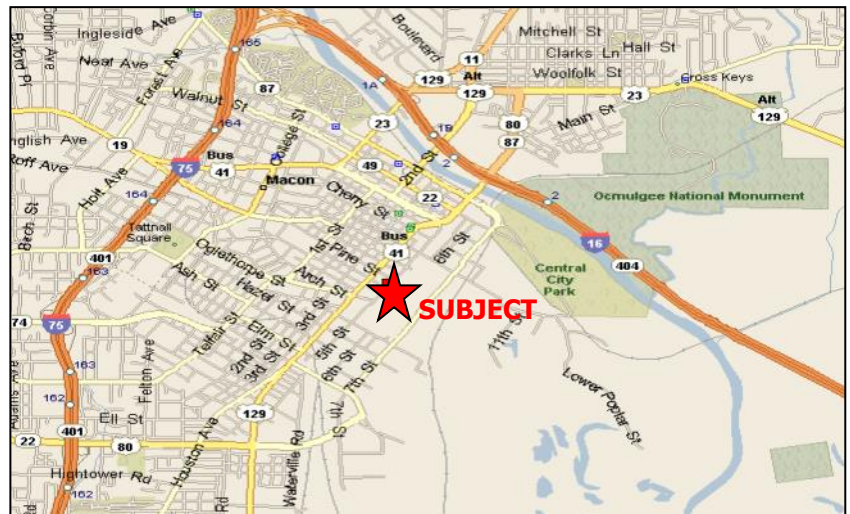
### Available Suites:

(Prices include CAM, taxes & insurance)

**761 Fifth Street\*** – 2,600 sf warehouse space with one restroom. One dock high door. **Rent:** \$870/month (\$4.00 psf) **Available 4/1/2019**

**777 Fifth Street\*** – 5,200 sf with about 975 sf office area. Two dock doors. **Rent:** \$1,517/month (\$3.50 psf)

\*Can be combined for 7,800 sf.



**FOR MORE  
INFORMATION  
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR  
478-746-9421  
478-737-3381  
lcrumbley@fickling.com



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

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company

# FIFTH STREET WAREHOUSES

725 – 779 Fifth Street  
Macon, GA 31201

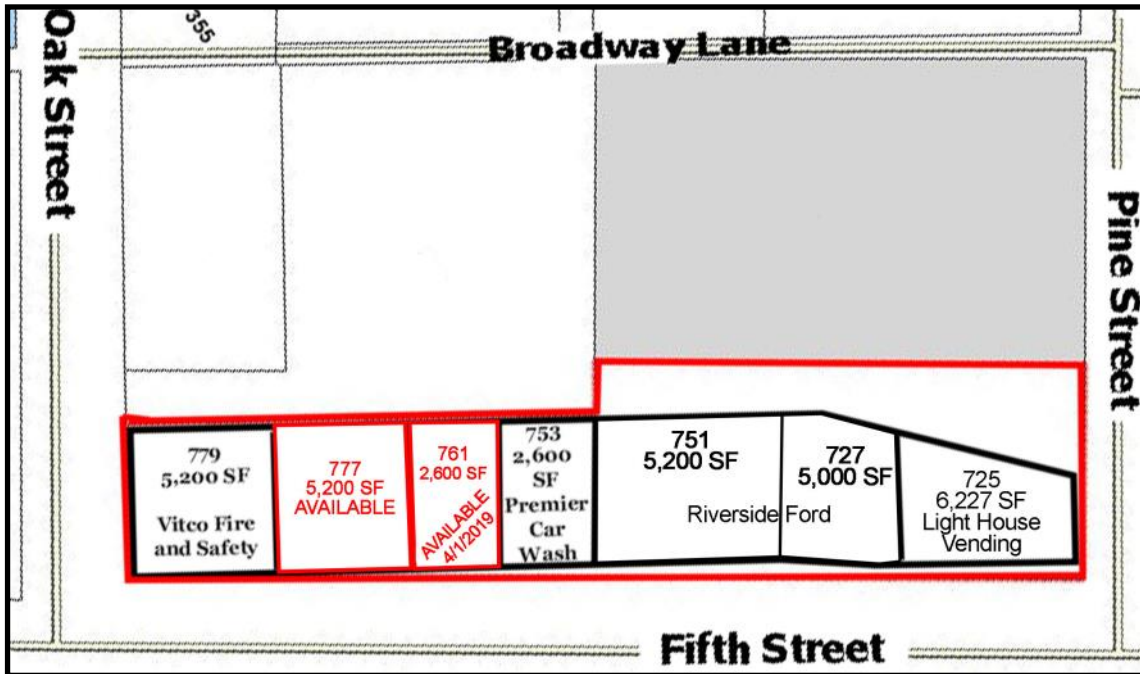


**COMMUNITY**

CITY: Macon, Georgia, MSA  
 COUNTIES: Bibb, Crawford, Jones, Monroe and Twiggs  
 2013  
 POPULATION: 232,323  
 EMPLOYMENT: 103,910  
 UNEMPLOYMENT: 10,299  
 UNEMPLOYMENT PERCENTAGE 2015: 6.9%  
 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: 88%  
 Index  
 2013  
 Median HH Income: \$39,158



## LEASING PLAN



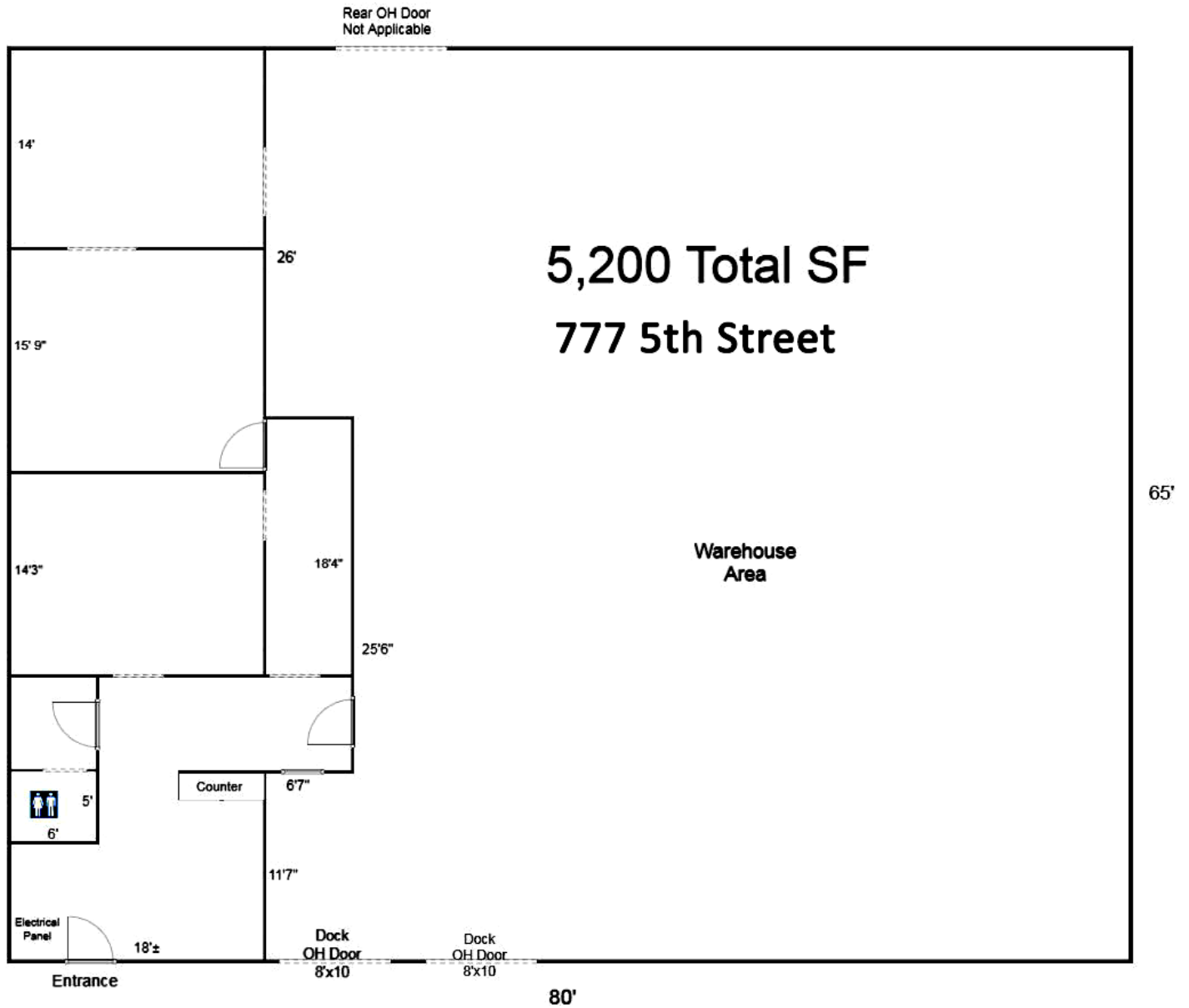
**FOR MORE  
INFORMATION  
CONTACT**

Larry E. Crumbley, CPM, CCIM, SIOR  
 478-746-9421  
 478-737-3381  
 lcrumbley@fickling.com



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

FIFTH STREET WAREHOUSES  
725 – 779 Fifth Street  
Macon, GA 31201



FOR MORE  
INFORMATION  
CONTACT

Larry E. Crumbley, CPM, CCIM, SIOR  
478-746-9421  
478-737-3381  
lcrumbley@fickling.com



commercial.fickling.com

577 Mulberry St, Suite 1100 \* P.O. Box 310 \* Macon, GA 31202 | Phone (478) 746-9421 | Fax (478) 742-2015  
This information is from resources deemed to be reliable, no warranties or guarantees for accuracy are made by Fickling and Company