

# FOR LEASE

725 – 779 Fifth Street ~ Macon, Georgia 31201

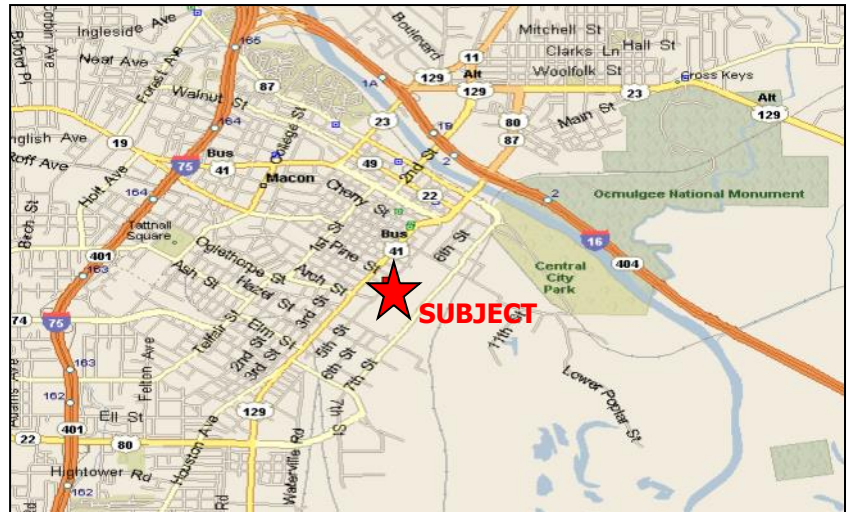


**Property Name:** Fifth Street Warehouses  
**Property Location:** Located in Downtown Macon with quick access to Macon's CBD, I-16 and Macon's Medical District  
**Column Spacing:** N/A  
**Truck Access:** Loading docks via Fifth Street  
**Ceilings:** 18' eave height  
**Year Built:** 1950's  
**Expenses:** Taxes, CAM and Insurance - Landlord pays  
**Construction:** Brick - Metal  
**Zoned:** CBD-2  
**Nearby Businesses:** Vitco Fire & Safety, Premiere Carwash, Ally Fitness, Lighthouse Coffee, Riverside Ford and American Fastening  
**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)

**761 Fifth Street** – 2,600 sf with one restroom  
**Rent:** \$870/month (\$4.00 psf)



Contact:  
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## Community

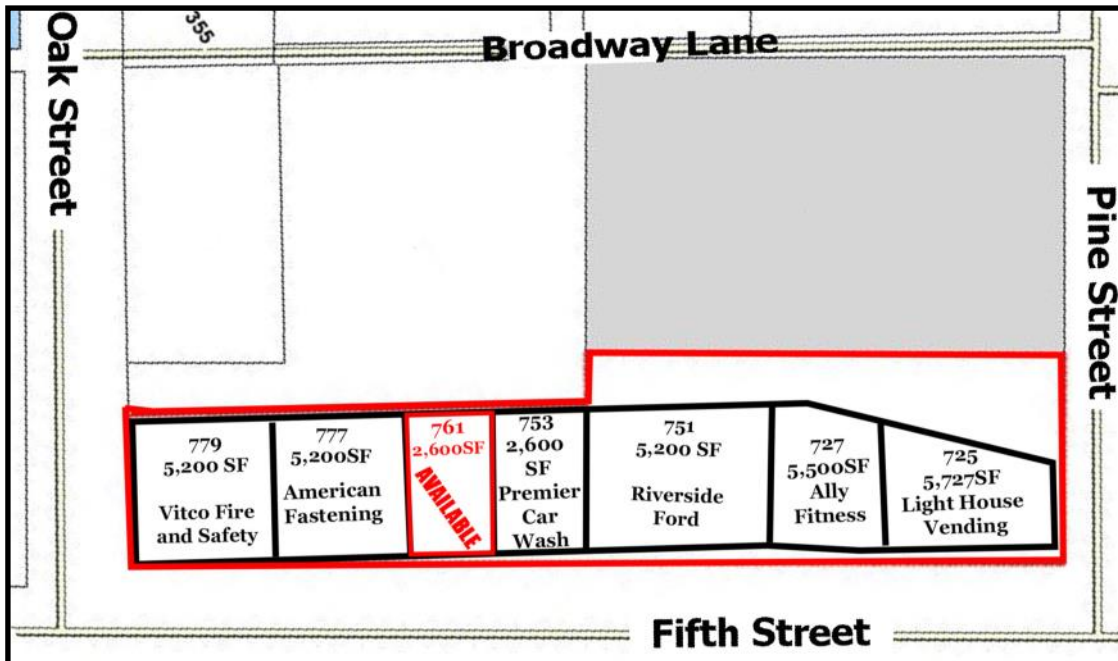
**CITY:** Macon, Georgia, MSA  
**COUNTIES:** Bibb, Crawford, Jones, Monroe and Twiggs  
**2013 POPULATION:** 232,323  
**EMPLOYMENT:** 103,910  
**UNEMPLOYMENT:** 10,299  
**UNEMPLOYMENT PERCENTAGE 2015:** 6.9%  
**INTERSTATE HWYS:** I-75, I-475 and I-16  
**AREA COMPANIES:** GEICO, YKK, Armstrong Cork, Blue Bird, IKON, Boeing, Robins Air Force Base, Englehard Corp., GA Farm Bureau, Riverwood Int'l, and Trane Co.

**Overall Cost of Living: Index** 88%

**2013 Median HH Income:** \$39,158



## LEASING PLAN



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