

# Industrial Building For Lease

## 795 South Fulton Street

### Macon, GA 31206

[Summary](#)[Area Info](#)[Photos](#)[Aerial](#)[Site Map](#)**CONTACT****Lan Heath**

478-746-9421 Office  
478-731-5899 Cell  
lheath@fickling.com



577 Mulberry St, Suite 1100  
Macon, GA 31201  
478.746.9421 Office  
<https://commercial.fickling.com>

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## PROPERTY INFORMATION

### BUILDING

<b>Property Address:</b>	795 South Fulton Street Macon, GA 31206
<b>County:</b>	Bibb
<b>Year Built:</b>	1963, renovated 2016/2017
<b>Available:</b>	10,000± SF
<b>Utilities:</b>	Water, Sewer, Electric, Telecom
<b>Parking:</b>	8 paved, additional fenced lot
<b>Traffic Count:</b>	Broadway - 9,250 VPD
<b>Frontage:</b>	378'
<b>Loading Docks:</b>	2 Dock High, 1 Road Grade

### SITE

<b>Site Size:</b>	0.8 Acres
<b>Parcel ID:</b>	P102-0336
<b>Zoning:</b>	M-1 Light Industrial

**LEASE PRICE: \$3.75/SF NNN**

Demographics 2025	3 Mile	5 Miles	10 Miles
Population	27,813	72,988	164,647
Avg HH Income	\$48,216	\$59,001	\$82,378
Median Age	32.7	34.2	37.0

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10,000 SF building situated on 0.8 Acres is now available for lease. Interior space has 3 offices, open area, and three 10' x 12' doors, one of which is road grade, two of which are dock high. Walls range from 14' to 16' in height. Lot is fenced. Utilities to the property include water, sewer, electric, and telecommunications. Property is zoned M-1 and building was constructed in 1963, with renovations completed in 2016 & 2017.

Located at the corner of South Fulton Street and Broadway, this property has easy access to Broadway, Houston Avenue, Pio Nono Avenue, and I-75. Good proximity to Downtown Macon. Nearby businesses include Triple-S Steel Supply Co., Georgia Artisan, Appliances2Go, Jim's Paint & Body Shop, BL Bennett Construction, and other industrial and retail establishments.



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**FICKLING**  
**& COMPANY**

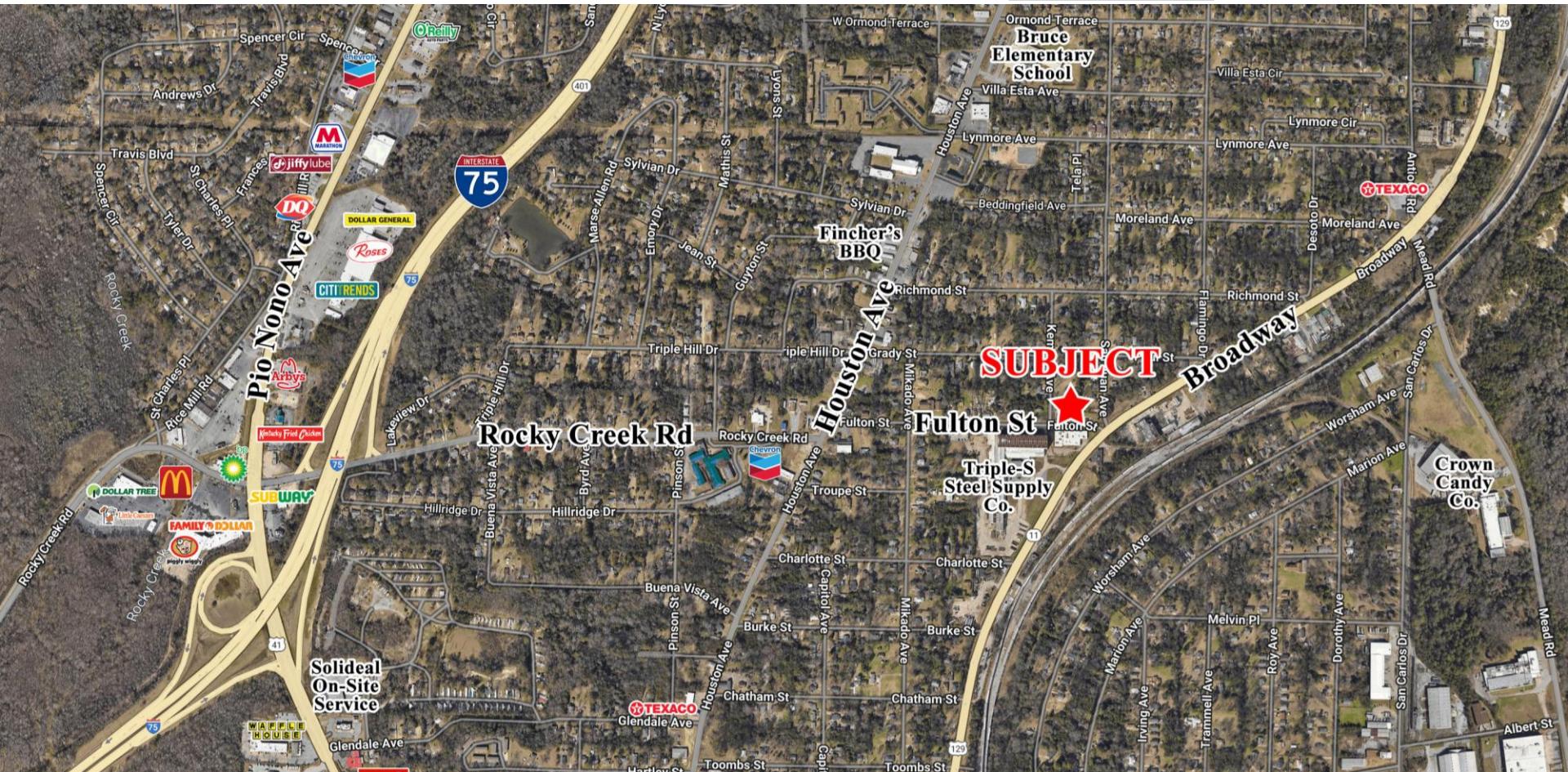
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