



# CANDLER

REAL ESTATE

3315 Dawsonville Hwy | Gainesville, GA 30506

**DON GRIMSLEY**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Excess Warehouse/Storage Space For Lease

3315 Dawsonville Hwy, Gainesville, GA 30506



## Property Description

This 3,000 SF Warehouse Building is suited for overflow/back-up storage space. Looking for a low traffic, light use user as the building is located on a residential property. Is perfectly suited for a local business who needs additional storage space, car collector, etc. Asking \$7 per square foot (\$1,750/mo) with no additional CAM.

## Property Highlights

- Warehouse dimensions: 50' x 60'
- 8 inch concrete pad
- Three (3) 12' x 10' roll up doors: one door is a drive-in with a gravel ramp
- Middle door is an automatic open
- 13' Ceiling clearance
- Security System

## Offering Summary

Lease Rate:	\$7.00 SF/yr (Gross)
Available SF:	3,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	59	141	409
Total Population	150	360	1,042
Average HH Income	\$121,376	\$120,083	\$119,529

## Presented By:

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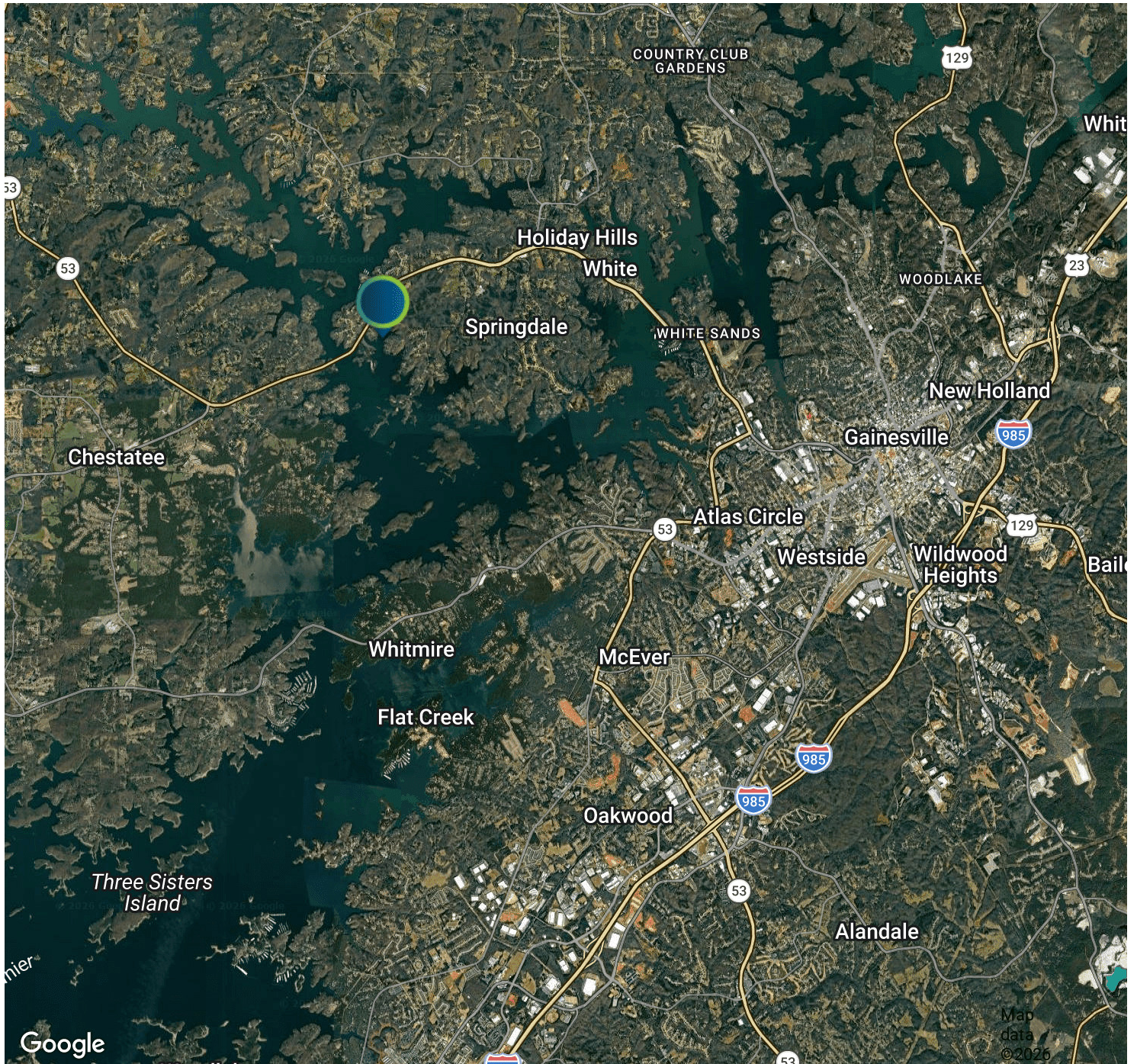
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