



Office Building » For Lease

# 10,000 +/- SF Office/Warehouse Space For Lease

2317 DANBURY LANE, GAINESVILLE, GA 30507

**THE SIMPSON COMPANY OF GEORGIA, INC.**

425 Spring Street, Suite 200

Gainesville, GA 30501

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**OTIS RYLEE J. LESLIE JOHNSON, CCIM**

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# Executive Summary

10,000 +/- SF OFFICE/WAREHOUSE SPACE FOR LEASE  
2317 Danbury Lane, Gainesville, GA 30507



## OFFERING SUMMARY

Available SF: 10,000 SF

Lease Rate: \$7.75 SF/yr (NNN)

Lot Size: 1.29 Acres

Building Size: 10,000 SF

## PROPERTY HIGHLIGHTS

- 10,000 SF Office/Warehouse/Flex Building
- 1.29 Acre Site
- Heavy Industrial Zoning
- 80% Office/20% Warehouse Finish
- 16' - 18' Clears
- Three-Phase Power
- Three 10' x 10' Drive-In Doors, One 12' x 14' Drive-In
- Loading Dock Area
- Metal Construction with Brick Front
- Easy Access to Interstate 985 and Candler Road/Highway 60
- Possible Owner Finance
- Also for Sale at \$985,000

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All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

# Additional Photos

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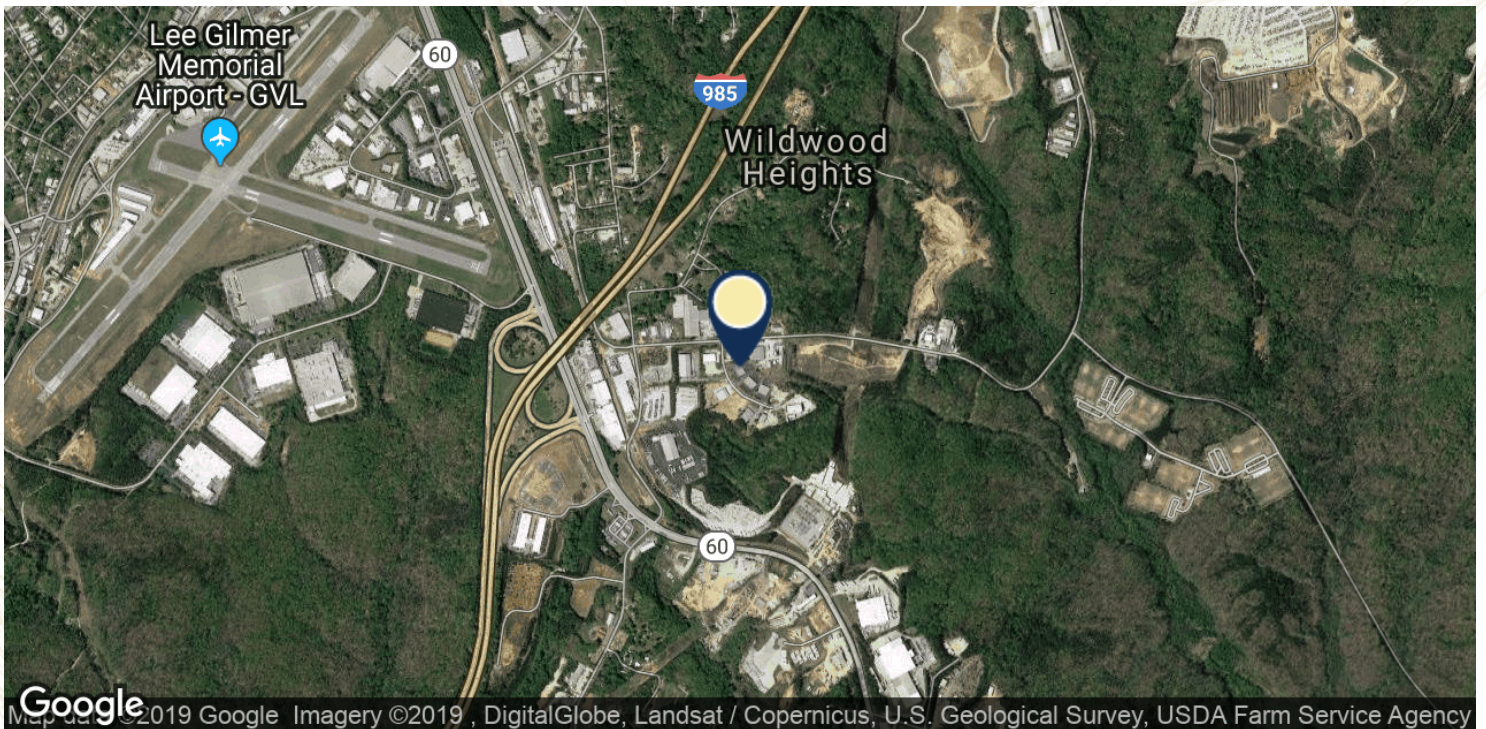
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# Location Maps

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# Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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