



CANDLER

REAL ESTATE

3156 Buford Highway Northeast | Rest Haven, GA 30518
Two-Building Industrial Complex For Sale or Lease

12.64

Acres

LES JOHNSON

Senior Commercial Sales Associate les@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ **Industry Expertise**

Industrial Park with Outside Storage Lots

3156 Buford Highway Northeast, Rest Haven, GA 30518



Property Description

This 12.7+/- acre property contains two large office/warehouses, a 5+/- acres outside storage lot and a 1.5+/- acre lot with commercial potential. The warehouses and out parcels can be leased together or individually or the property can be purchased as a whole.

Property Highlights

- Convenient access to I-985 at Exit 4
- Curb cut in place on Buford Highway at driveway to property
- High exposure lot
- Detention pond in place
- 21 miles from Gainesville Inland Port
- 54 miles to Hartsfield-Jackson International Airport
- 20,000 SF Warehouse For Lease: \$20,000.00/month (NNN)
- 9,375 SF Office/Warehouse For lease: \$20,000.00/month (NNN)
- 5+/- acre Outside Storage lot: Ground lease available at \$5,000.00/month
- 1.5 +/- acres Outside Storage lot: Ground Lease available at \$5,000.00/month

Offering Summary

Sale Price:	\$8,500,000
Lease Rate:	\$5,000 - 20,000 per month (NNN; Ground)
Available SF:	9,375 - 20,000 SF
Lot Size:	12.64 Acres

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Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
■ Building A	Available	20,000 SF	NNN	\$20,000 per month	20,000 +/- SF, 16 Total 16' W x 18' H drive-in doors, 24' Clear height and paved outdoor storage
■ Building B	Available	9,375 SF	NNN	\$20,000 per month	9,375 +/- SF with 4 drive-in doors, 20' clear height, paved outdoor/covered storage area and 1 +/- acres gravel outdoor storage lot
■ 5 +/- acre Outdoor Storage Lot	Available	5 Acres	Ground Lease	\$5,000 per month	The storage area is fenced.
■ 1.5 +/- acre Outside Storage Lot	Available	1.5 Acres	Ground Lease	\$5,000 per month	This lot has commercial potential and fronts on Buford Highway.

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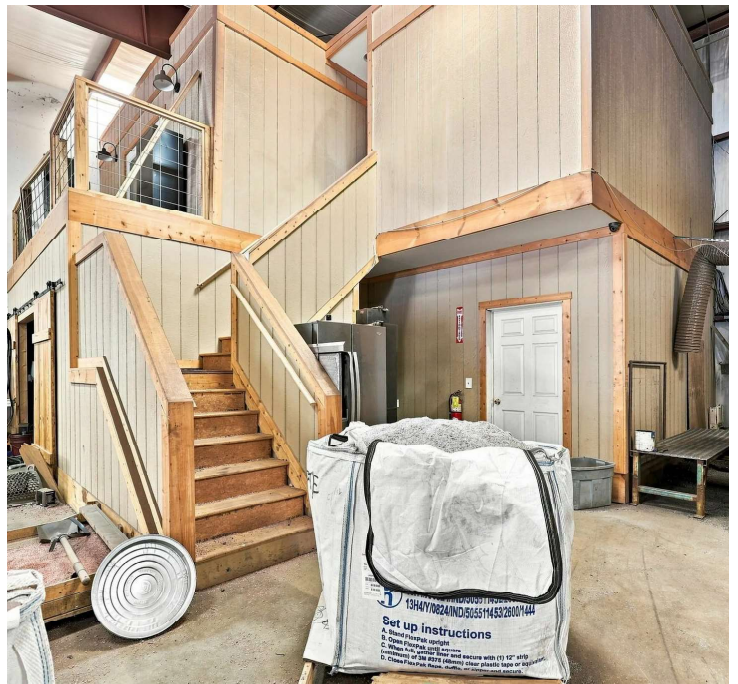
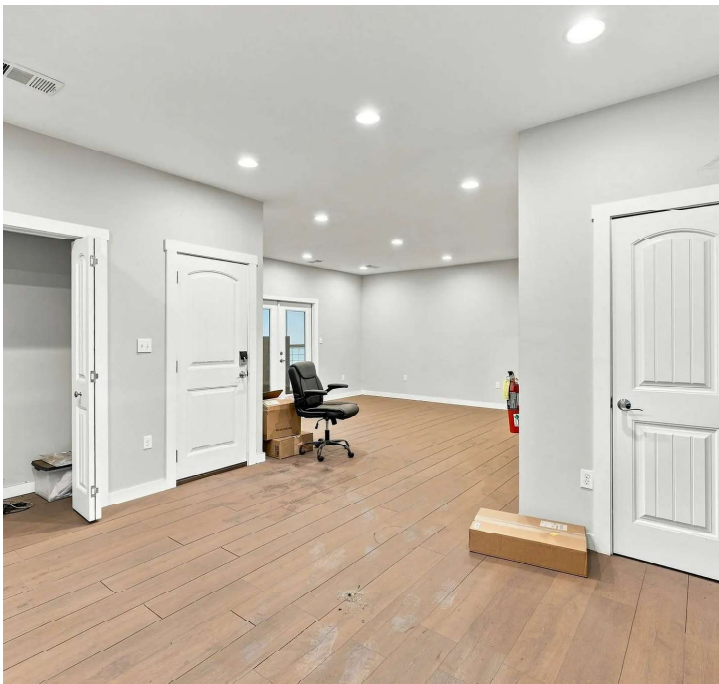
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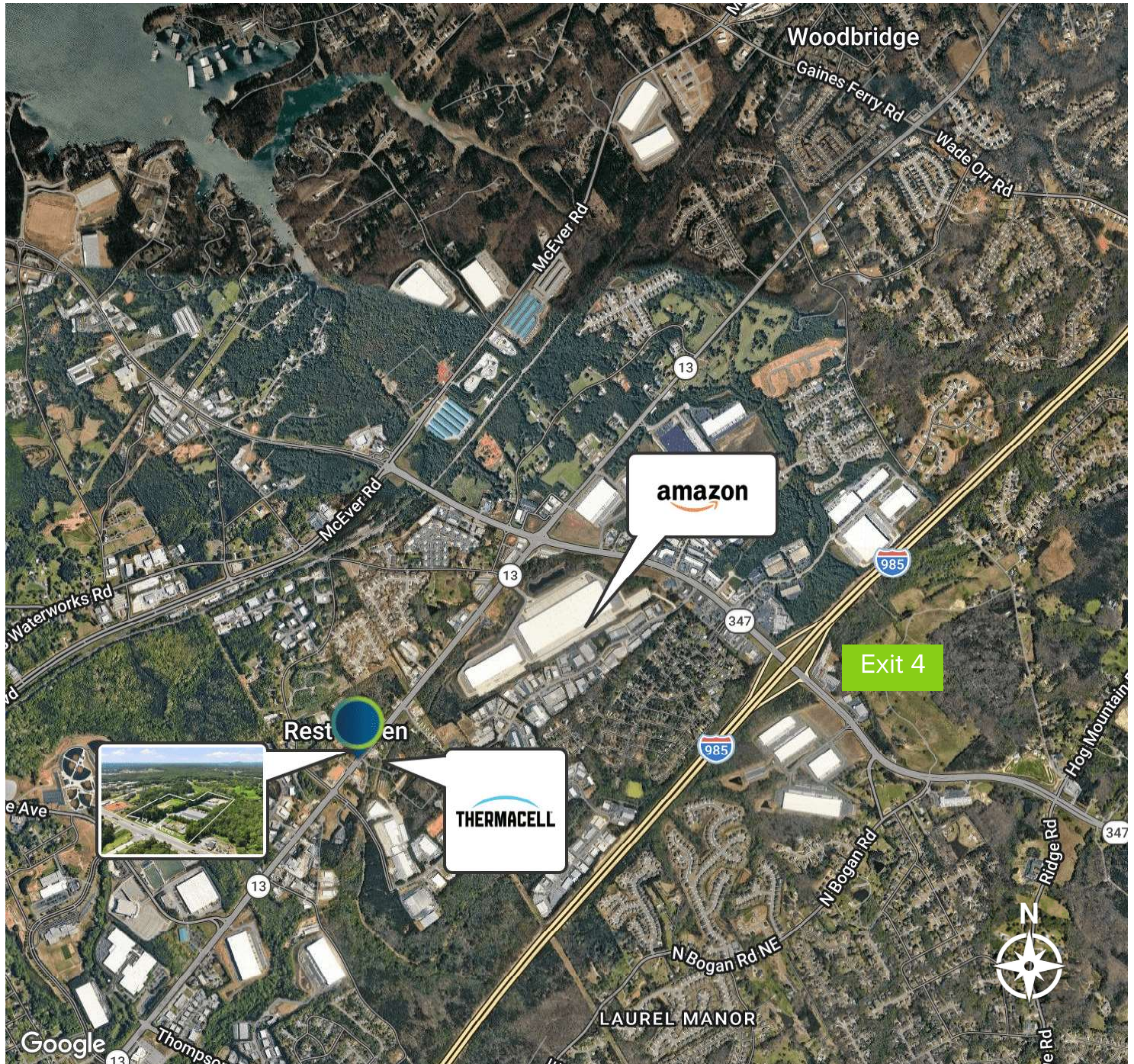
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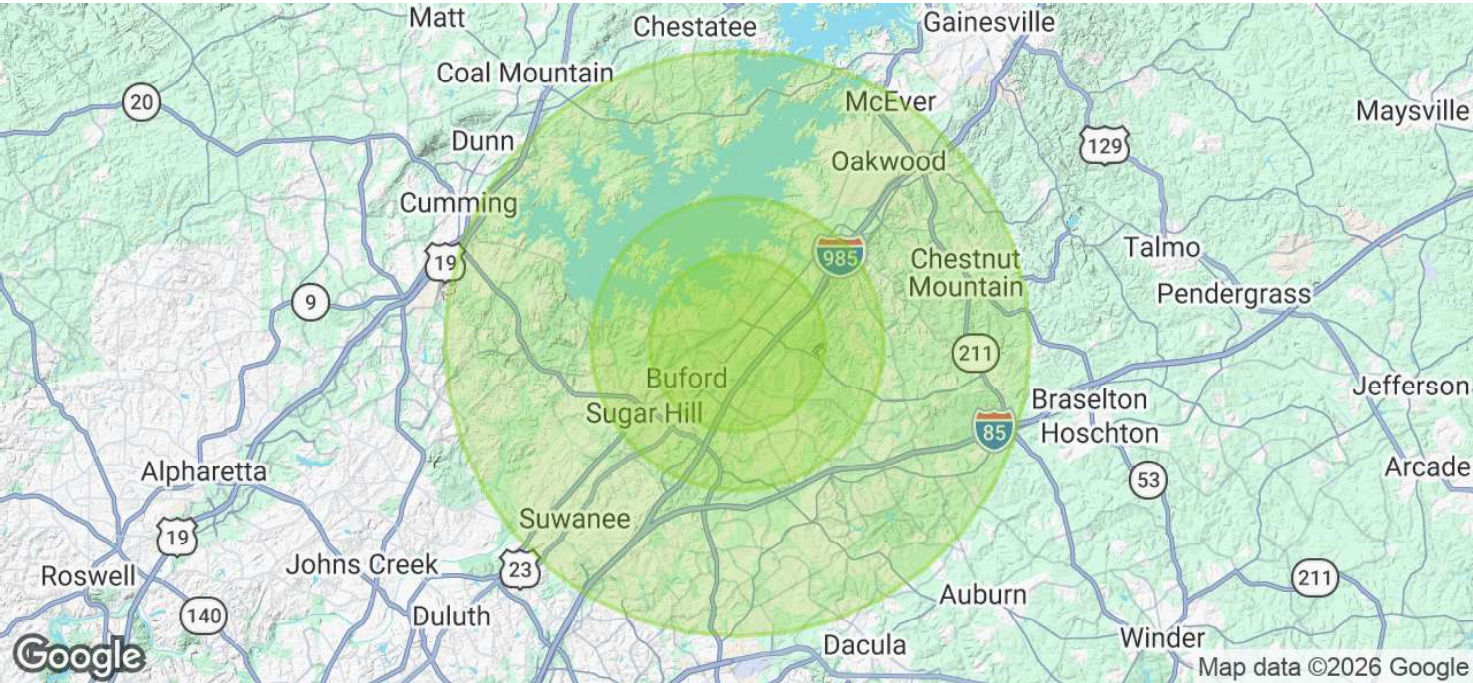
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Population	3 Miles	5 Miles	10 Miles
Total Population	28,493	91,923	384,756
Average Age	36.6	37.4	39.1
Average Age (Male)	34.2	36.8	38.5
Average Age (Female)	39.8	38.8	39.7

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	8,964	30,102	127,772
# of Persons per HH	3.2	3.1	3.0
Average HH Income	\$114,555	\$118,261	\$135,602
Average House Value	\$347,021	\$366,999	\$435,816

2023 American Community Survey (ACS)

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