



Office Suites Available

OFFERING SUMMARY

Starting Office Lease Rates:	\$400/Month
Office Suites:	100 - 2,500 +/- SF
Warehouse Available square feet:	Up to 9,000 +/- square feet
Outside Storage Availability:	1.5 - 3.0 +/- Acres
Zoning:	Light Industrial

FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker

o | 770-988-6383
lee@candler.com

135 Maple Street, NW
Gainesville, GA 30501

www.candler.com





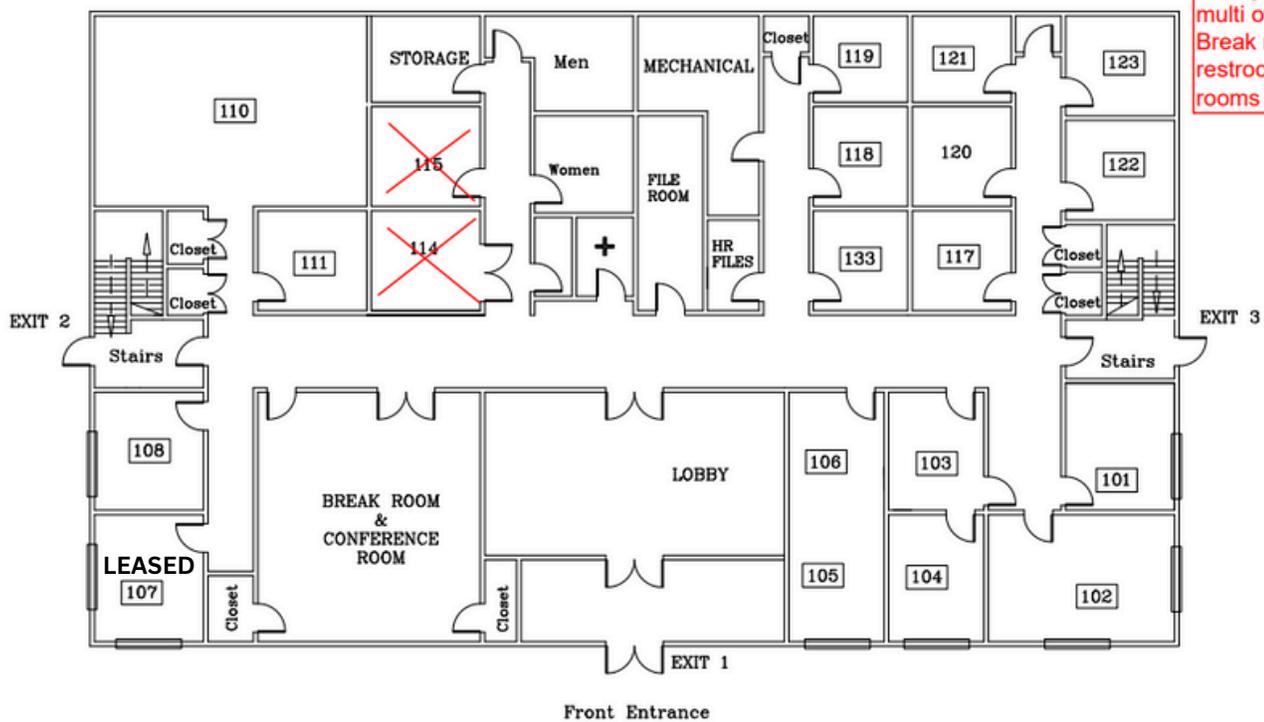
PROPERTY HIGHLIGHTS

- 8,000 +/- square feet office available
- Office Suites: 100 - 2,500 SF
- Large multipurpose conference room and breakroom
- Lobby area with receptionist/administrative office
- Carded security system in place with cameras
- Gated parking
- 1.6 +/- acres of paved and fenced outside storage ideal industrial outside storage
- Up to 3 acres additional outside storage
- Easily accessible - 2 miles from Highway 365, less than 1 mile from Habersham County Airport
- 18 miles from planned Northeast Georgia Inland Port



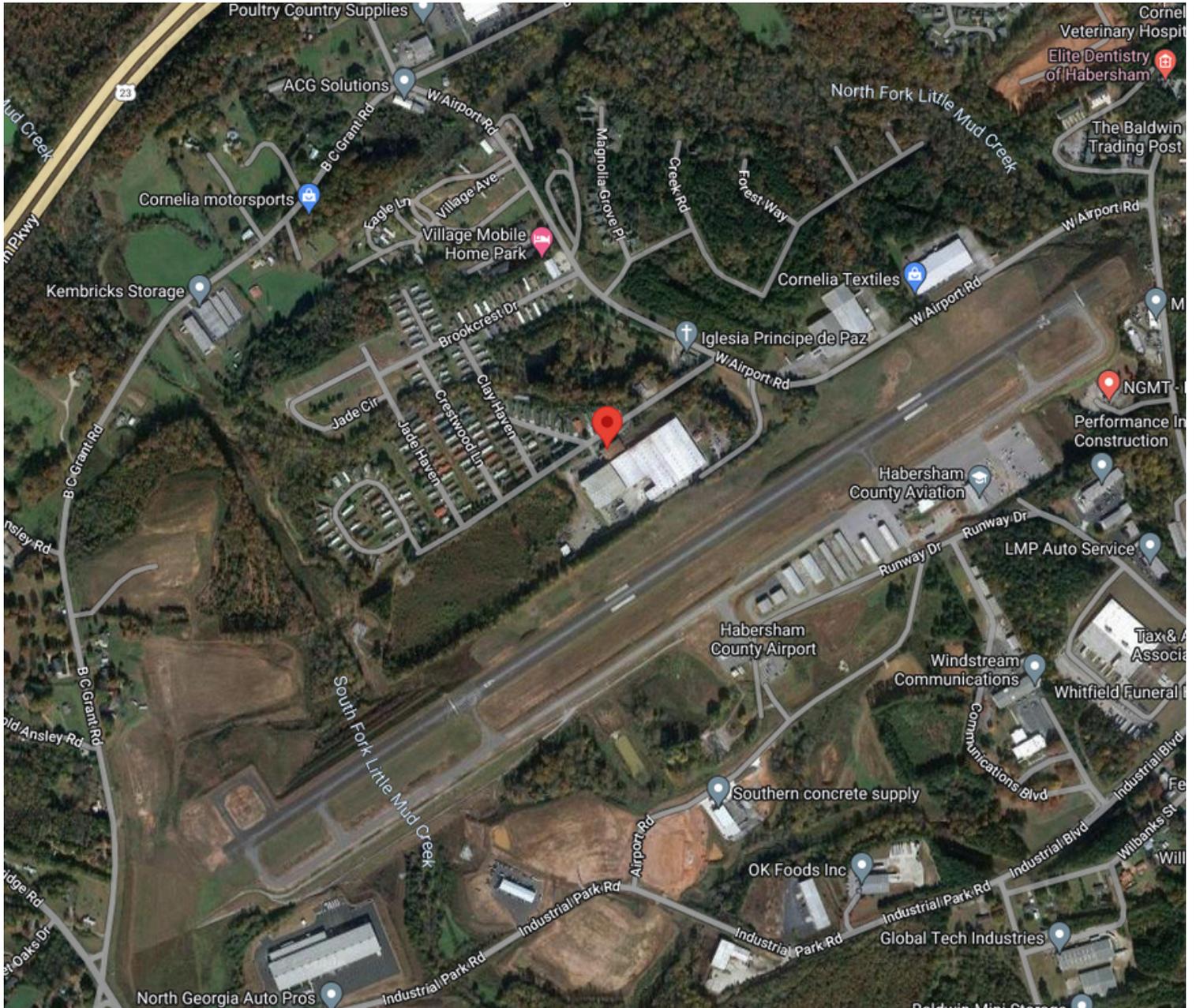


OFFICE LOWER LEVEL



14 offices that avg.
115 SF
2 offices at 320 SF
1 Large 630 SF
multi offices
Break room/Lobby/
restroom. File
rooms

Map Location





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REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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