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REAL ESTATE

1700 Fulenwider Road | Gainesville, GA 30507
Industrial Office/Warehouse for Lease



LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

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

Local Understanding
+ Industry Expertise

Industrial Office/Warehouse for Lease

1700 Fulenwider Road, Gainesville, GA 30507



Property Description

Available July 2026

Approximately 19,599 square feet of office and warehouse space available for lease at 1700 Fulenwider Road, Gainesville, GA. The space is located within Lawson Air Conditioning and Plumbing's newly constructed building. The premises includes 966 SF of office space suitable for administrative or management use, along with a functional warehouse area ideal for storage, distribution, or light industrial operations. The property provides convenient access for deliveries and daily operations and is situated in a desirable Gainesville industrial corridor.

Property Highlights

- 19,599 SF Available
- Approx. 966 SF of finished office space
- 3 dock doors
- 6" slab
- Fully Sprinkled
- 3 phase, 480v, 600amp Power Service
- Ceiling Height: Varies due to joist depth. 22' to Roof Deck

Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
OPEX Estimate	\$ 1.00/SF

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Construction in Progress 5-20-2026



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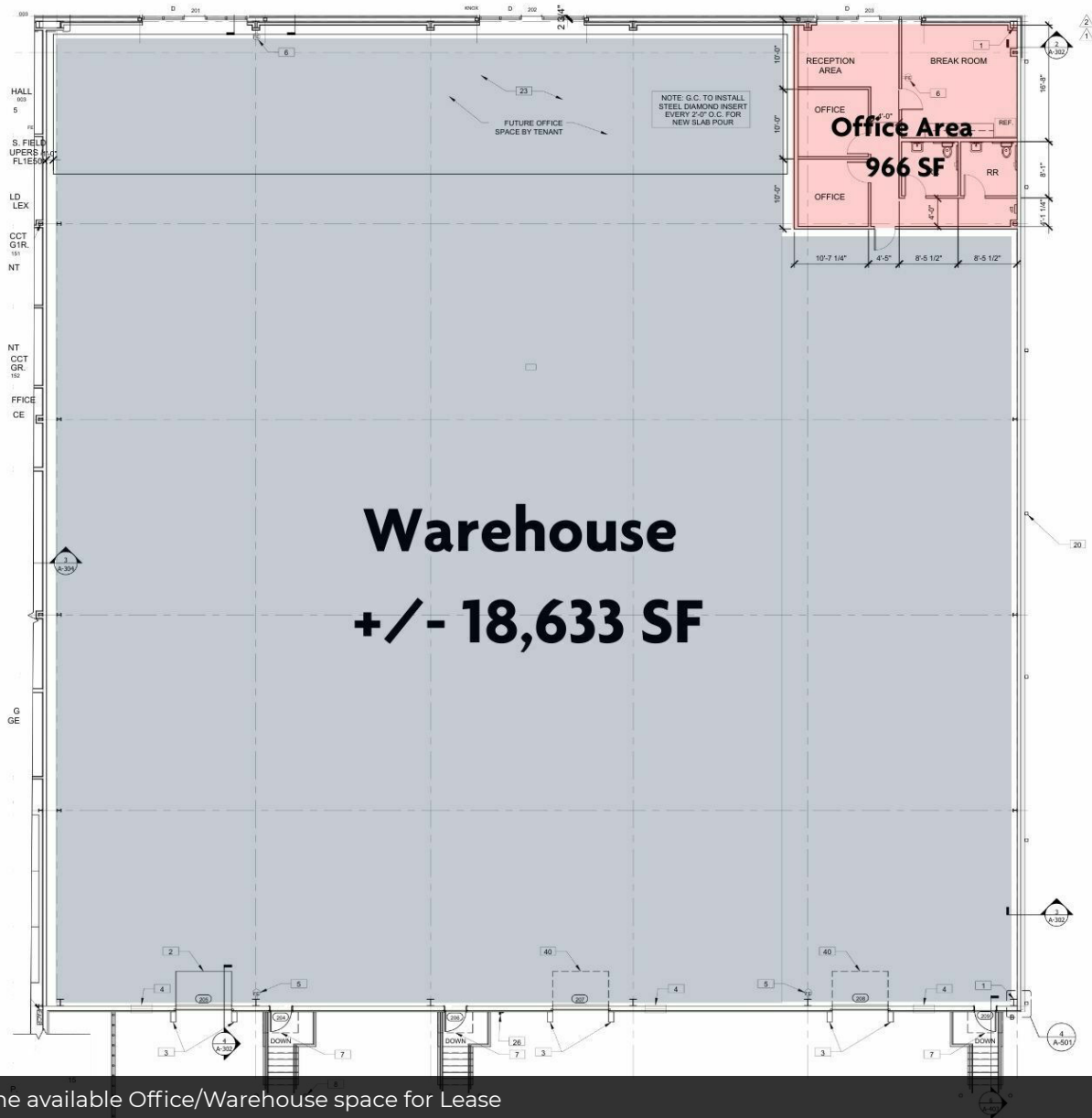
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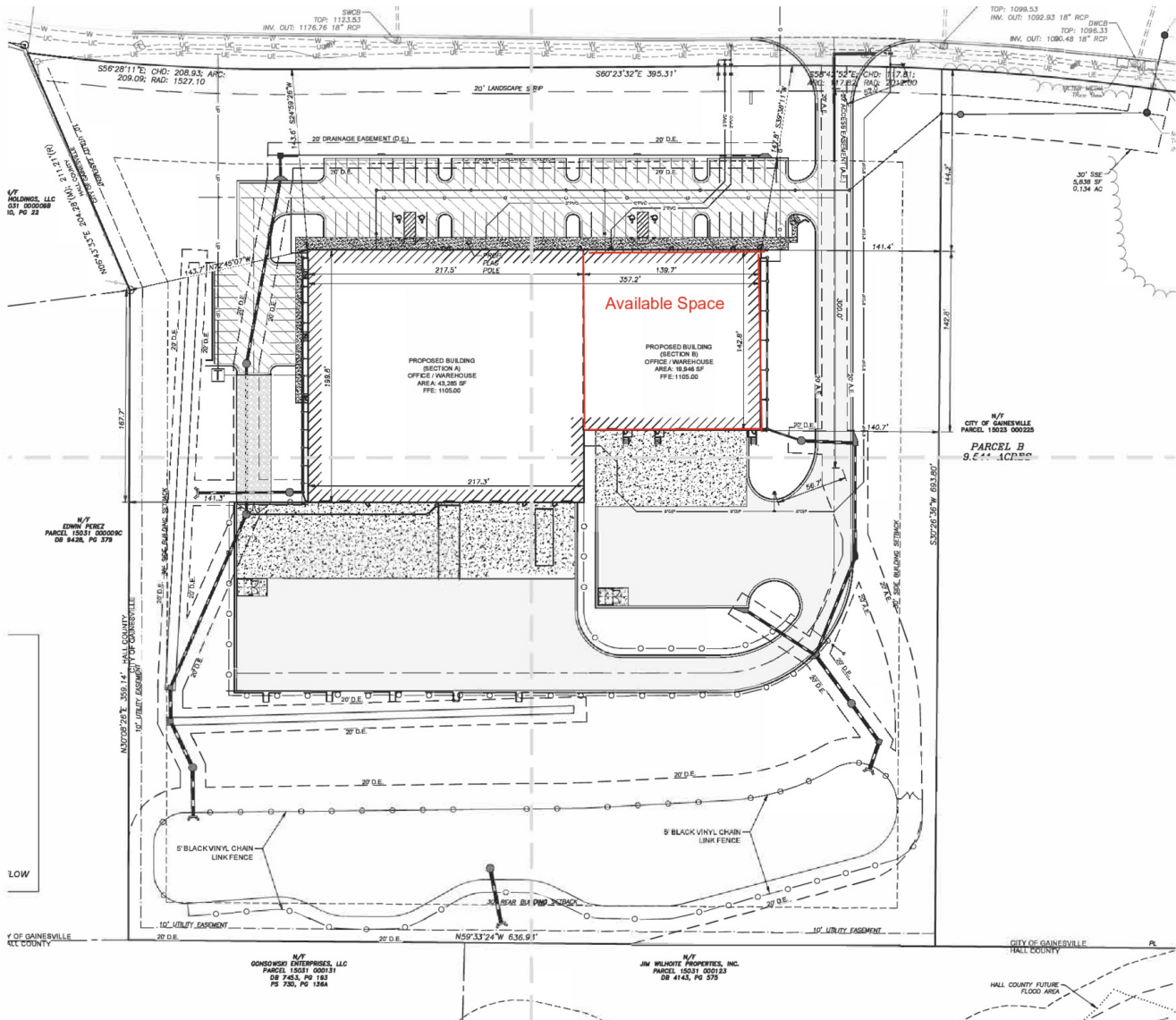
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Site Plan

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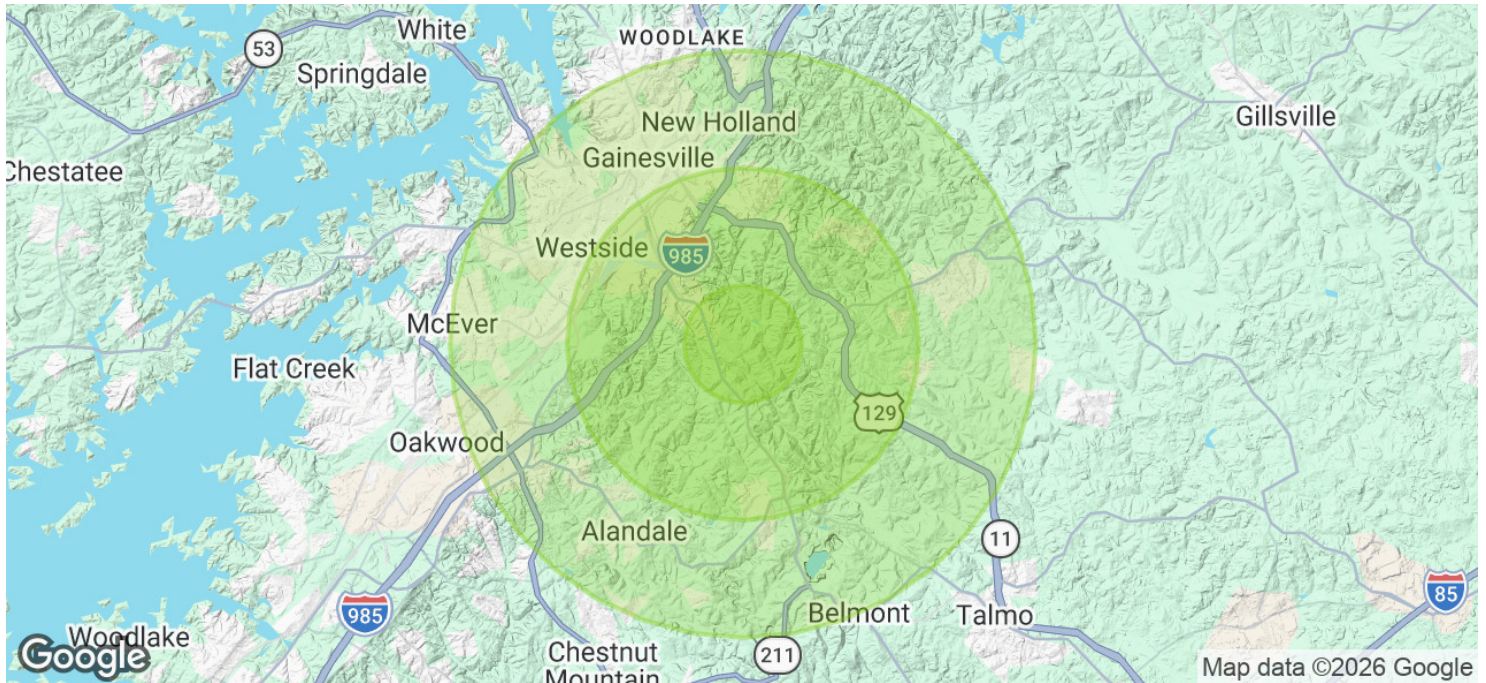
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Population	1 Mile	3 Miles	5 Miles
Total Population	317	18,897	62,577
Average Age	33	33	35
Average Age (Male)	33	33	34
Average Age (Female)	33	34	35

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	69	5,235	19,289
# of Persons per HH	4.6	3.6	3.2
Average HH Income	\$74,764	\$69,897	\$73,126
Average House Value	\$251,498	\$255,929	\$295,229

2020 American Community Survey (ACS)

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GA #183296

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