

10 INDUSTRIAL BUILDINGS

32 ACRES

1,600 SF to 217,000 SF SIZES

# CHICOPEE MILL

# FOR LEASE

2100 Chicopee Mill Rd, Gainesville, GA 30504



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Avison Young is pleased to announce the availability of Chicopee Mill Industrial Park For Lease. Located at 2100 Chicopee Mill Rd, Gainesville, GA 30504, this 7 facility campus is available for lease through Avison Young. Avison Young is built on the belief that commercial real estate isn't just about the buildings and the square footage and the occupancies. At its best it's about spaces and places that improve lives and help businesses thrive; for the employees, citizens and communities that make impact matter. We strive to be real estate at its best, helping people be more productive, prosperous and positive.

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Chicopee Mill provides over 660,000 square feet of industrial space ideal for today's workforce.

Located in Gainesville, GA, Chicopee Mill is a mixed-use development originally developed and operated by Johnson & Johnson.

The site offers a flexible range of building sizes, allowing for flexible options of multiple business types.

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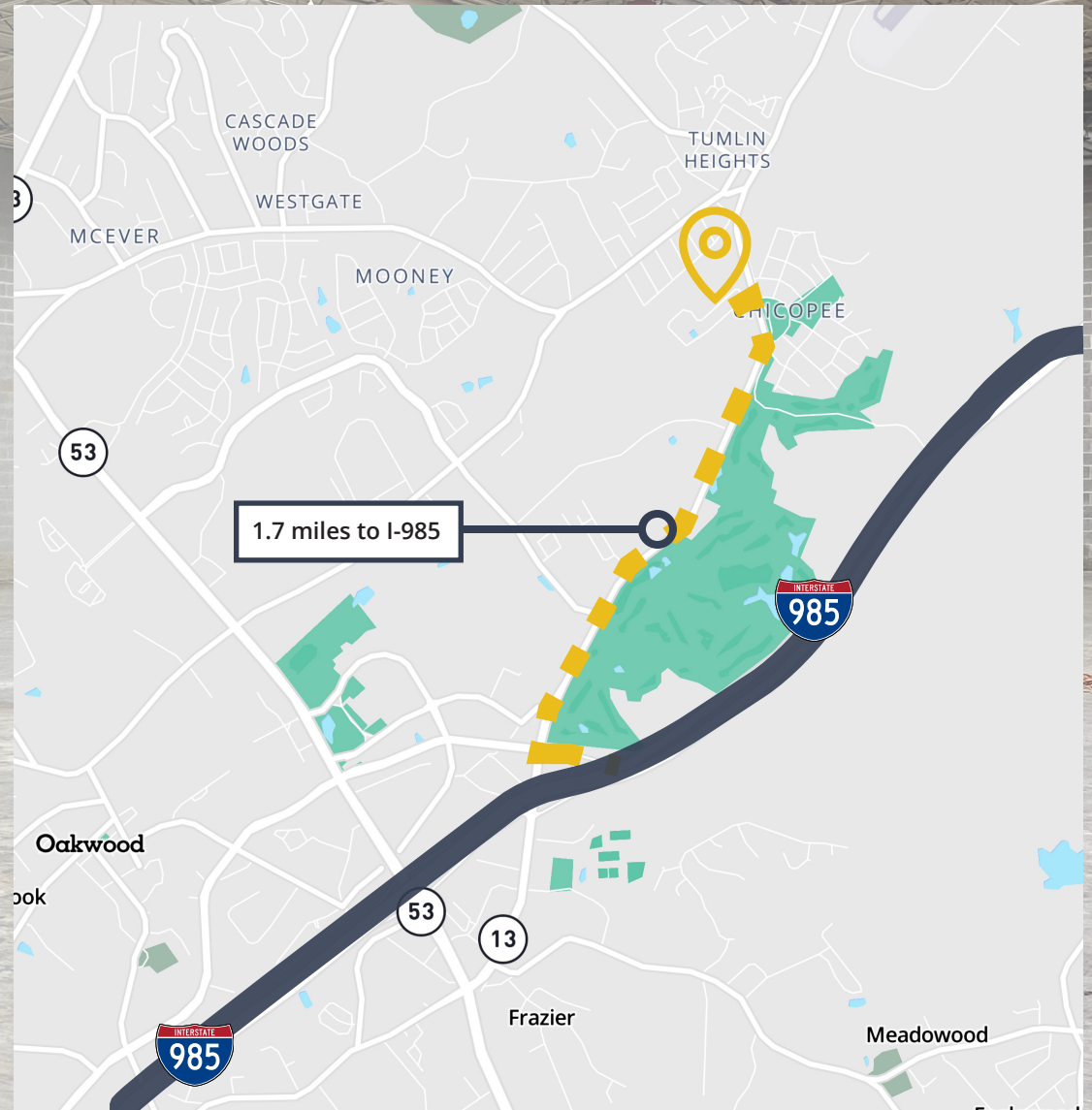
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# LOCATION SUMMARY

The property is located in Gainesville, GA just minutes from I-985 corridor. Gainesville is a central location to the Northeast GA Inland Port and less than one hour away from Atlanta. The site is conveniently located to regional hubs like Chattanooga (2.5 hrs), Greenville (2 hrs), Charlotte (3 hrs), Nashville (4 hrs), Birmingham (3hrs).

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# AVAILABLE SPACES

## 2150 Chicopee Mill Rd

Building Size: 112,472 SF

Available SF: 17,474 - 56,770 SF



## 2100 Chicopee Mill Rd

Building Size: 21,360 SF

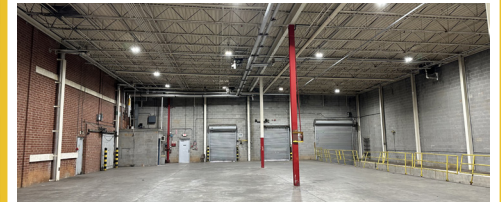
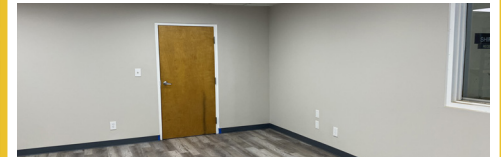
Available SF: 19,760 SF



## 2190 Chicopee Mill Rd

Building Size: 34,590 SF

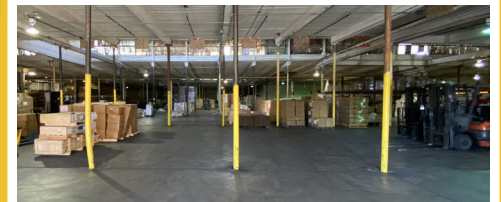
Available SF: 34,590 SF



## 2110 Chicopee Mill Rd

Building Size: 256,040 SF

Available SF: 217,540 SF

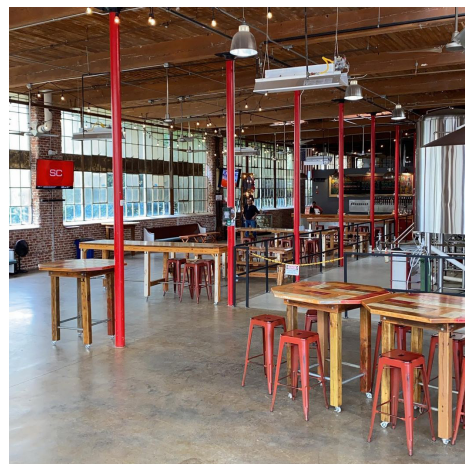


- C Outdoor storage options available
- C Extra trailer/truck parking available
- C Can Subdivide
- C Updated offices (new flooring, paint, trim, lighting)

# BUILDING 2100 OVERVIEW

Lease Rate	Inquire for rate
Building Size	21,360 SF
Available SF	19,760 SF

- C Renovated Brewery/Event Space
- C Existing Infrastructure for Full Scale Brewery
- C 1 Dock Door
- C 2 Restrooms
- C Extensive Natural Light w/ Large Windows
- C Commercial Bar Area
- C Renovated Outdoor Lounging Area



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# 2110 BUILDING OVERVIEW

Lease Rate	Inquire for rate
Building Size	256,040 SF
Available SF:	20,000-217,540 SF

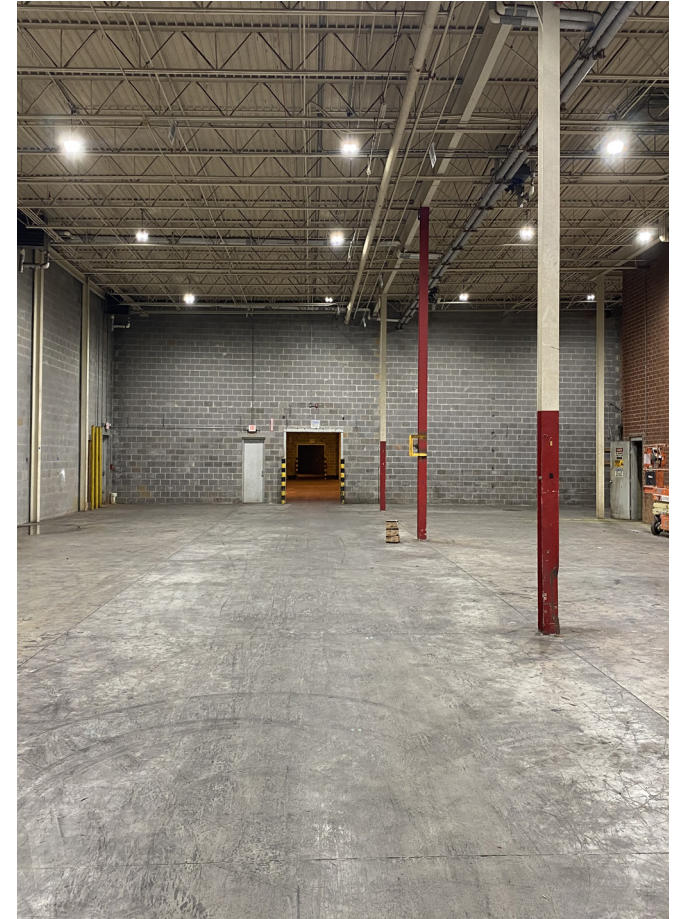
- C Convenient location with easy access to both I-985 and downtown Gainesville
- C Neighboring major new Industrial developments
- C 217,540 SF Available
- C 12 dock doors
- C 3-789 SF Restrooms
- C 5,438 SF of Office Space

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# BUILDING 2190 OVERVIEW

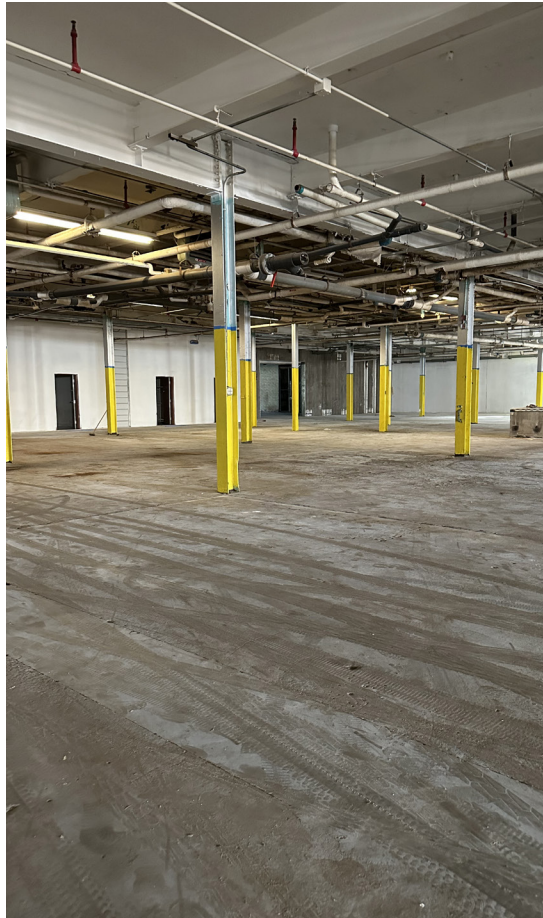
Lease Rate	Inquire for rate
Building Size	34,590 SF
Available SF	34,590 SF

- C 2 Dock High Doors
- C 1 drive in dock
- C 10 trailer parking spaces
- C New LED Lighting
- C Office buildout options available
- C Can Subdivide
- C Extra trailer/truck parking available
- C Outdoor storage options available



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# 2150 BUILDING OVERVIEW

Lease Rate	Inquire for rate
Building Size	112,472
Available SF:	Upper Level: 55,702 SF Lower Level: 34,762 SF and 21,938 SF

- C Updated offices (new flooring, paint, trim, lighting)
- C Warehouse white washed
- C New LED lighting
- C 2 minutes to I-985
- C Can Subdivide
- C Extra trailer/truck parking available
- C Outdoor storage options available

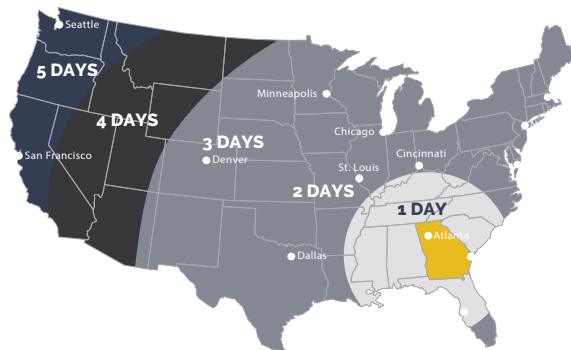


# DRIVE TIME MAPS

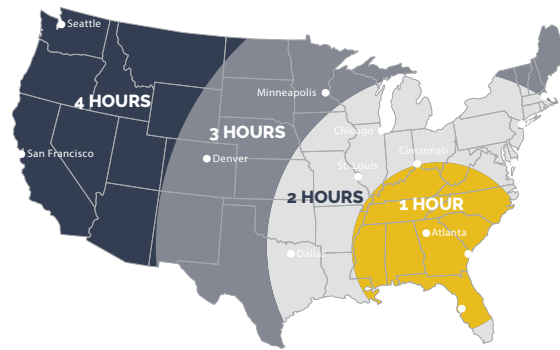
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
I-85 Access (Exit 64)	1.9 Miles
Fairburn CSX Intermodal	4.1 Miles
Interstate 285	4.6 Miles
Interstate 75	10.2 Miles
Hartsfield Jackson International Airport	11.8 Miles

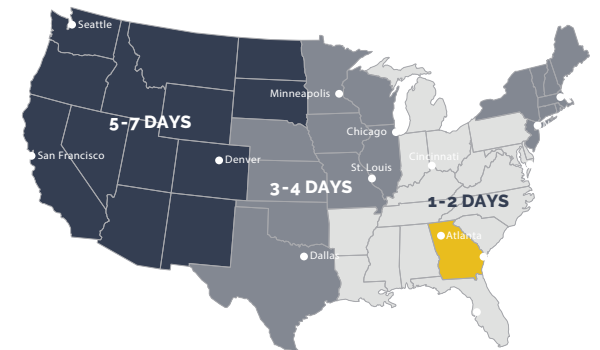
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	252 Miles
Port of Pensacola	310 Miles
Port of Brunswick	313 Miles
Port of Charleston	317 Miles
Port of Jacksonville	350 Miles



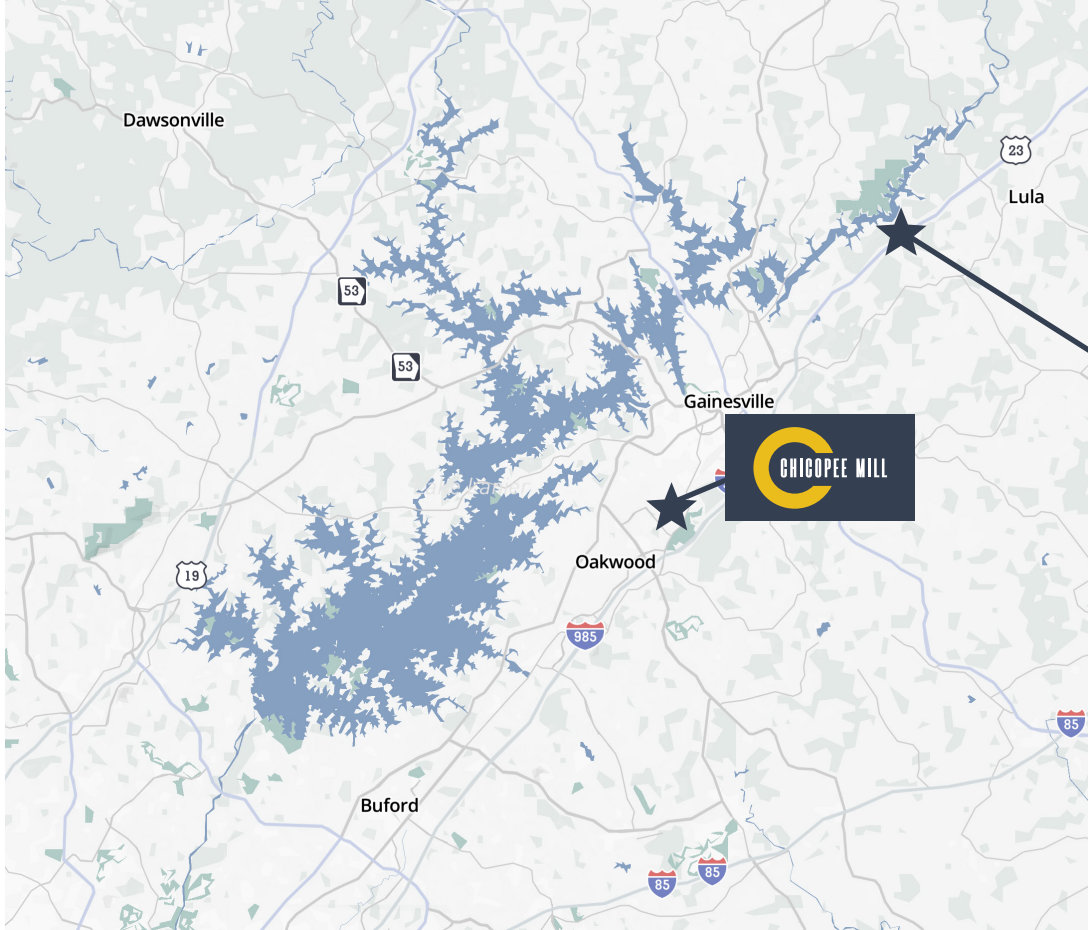
TRUCK TRANSIT TIMES  
FROM GEORGIA



AIR TRANSIT TIMES  
FROM GEORGIA



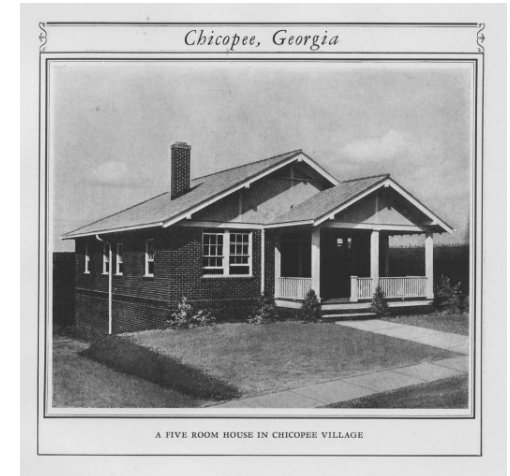
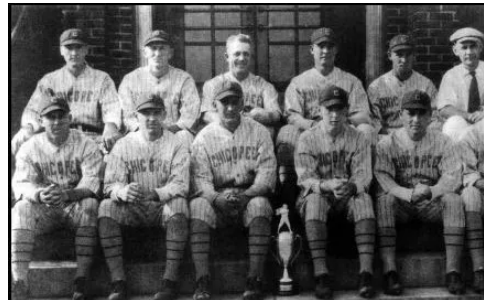
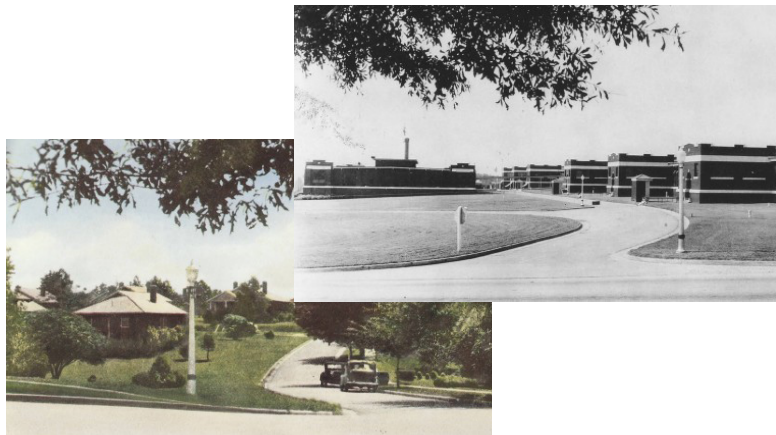
RAIL TRANSIT TIMES  
FROM GEORGIA



# PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.

- C** The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out
- C** Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia
- C** Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes



## BUILT IN 1927 ● BY *Johnson & Johnson*

In 1927, the Chicopee Mill marked a significant departure from the prevailing factory design of the mid-19th century by becoming the nation's first modern, one-story cotton mill. To usher in this new era, Johnson & Johnson enlisted the services of a highly regarded landscape architect to craft the vision for Chicopee Village. The company went on to build a dedicated community for the mill's employees, aptly named Chicopee Village, featuring 250 contemporary houses, an educational institution, and a medical facility. The landscape architect's dedicated efforts were channeled into creating a functional and aesthetically pleasing community that harmonized with the natural surroundings.

The company's appearance differed significantly from the traditional cotton mills of its time; some even likened it to a college campus. In tandem with the innovative mill, Johnson & Johnson embraced a paternalistic approach, exemplified by Robert Wood Johnson's personal involvement in envisioning the Chicopee village. As historian James J. Lorence noted in the *Georgia Historical Quarterly*, this was Robert Wood Johnson's personal endeavor, aimed at creating a highly productive establishment rooted in a management commitment to workforce well-being and the belief that good labor relations were integral to good business.



# GAINESVILLE | HALL COUNTY | GA

Gainesville, situated in Northeast Georgia approximately 50 miles northeast of Atlanta, is the principal city and county seat of Hall County. Bordered by Lake Sidney Lanier to the west, Hall County rests at the southern edge of the Chattahoochee National Forest and the foothills of the Blue Ridge Mountains. This area, also known as the “Queen City of the Mountains” and the “Poultry Capital,” earned the title of “Hospitality Capital of the World” when it hosted the 1996 Olympic rowing/kayaking events. As of July 1, 2021, the City of Gainesville had a population of 133,878.

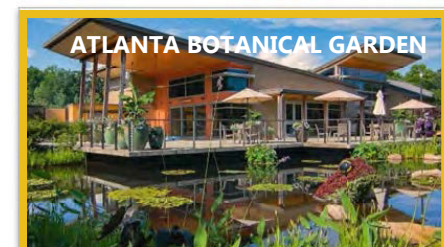
Gainesville serves as the tourism and economic hub of Northeast Georgia, experiencing notable growth in both manufacturing and retail sectors. The community is home to around 45 international companies, with many of them having their international headquarters in Gainesville-Hall County. The region offers abundant business growth opportunities, featuring several developing business parks. In 2020, Gainesville-Hall County maintained its status as a prominent Food and Agribusiness employer, with Hall County’s poultry and manufacturing sectors having the highest economic impact in the state.

Furthermore, Gainesville-Hall County serves as the medical core for the 14-county Northeast Georgia area, boasting the top-ranked Northeast Georgia Medical Center (NEGMC) and numerous highly-regarded physician group practices.



For recreation, the 38,000-acre Lake Sidney Lanier offers various opportunities, including canoe and kayak rentals at the Olympic Venue. Road Atlanta, a renowned road racing course, hosts the Petit LeMans annually. Downtown Gainesville features numerous shops and restaurants, and it marks the starting point of a to-scale model of the solar system. The Elachee Nature Science Center, set amid the Chicopee Woods Nature Preserve and Chicopee Woods Agricultural Center, offers a woodland refuge and museum.

Art enthusiasts can explore The Arts Council, located in a transformed CSX railroad depot, and the Quinlan Visual Arts Center on Historic Green Street. Gainesville is also home to the Atlanta Botanical Garden. History enthusiasts can visit the Piedmont Hotel and Confederate General James Longstreet’s gravesite, along with attractions like the Interactive Neighborhood for Kids and the Northeast Georgia History Center.



# Market at a Glance

## GAINESVILLE-HALL COUNTY GEORGIA

A vibrant and growing, solid and diverse community located in the foothills of the Blue Ridge Mountains. Surrounded by beautiful Lake Sidney Lanier, the area offers an unparalleled quality of life and a sound economic base for business and industry. Gainesville-Hall County is home to more than 330 manufacturing and processing facilities and 57 international company locations, representing 19 foreign countries. In 2021, 16 new and expanded businesses in Gainesville-Hall County added 1,300 jobs and \$240 million in capital investment. Since 2015, 134 new and expanded businesses have announced 7,000 jobs and \$1.7 billion in new capital investment in Hall County.



Total Population

**336,935**



Labor Force

**178,590**



Average Household Income

**\$82,489**



Median Age

**336,935**



Total Households

**107,302**



Population Change Y-o-Y

**1.7 %**



View the Gainesville-Hall County 2022 Economic Development Report:

[022 EDC Report Hall County](#)

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# TAX INCENTIVES

## JOB TAX CREDITS



# of Jobs



Annual Savings



5-Yr Cumulative Savings

25	\$31,250	\$156,250
50	\$62,500	\$312,500
100	\$125,000	\$625,000
200	\$250,000	\$1,250,000
400	\$500,000	\$2,500,000

Job Tax Credit Program: Qualified businesses in Gainesville-Hall County may qualify for this credit if they create at least 25 new jobs in a calendar year; Job Tax Credits of \$1,250 each year for five years for each new full time job created and maintained. For example:  $\$1,250 \times 25 \text{ new jobs} \times 5 \text{ years} = \$156,250$  in tax credits.

# Atlanta - A TOP JOB GROWTH MARKET



**#9** Largest MSA in the USA

**#1**

Moving Destination in the U.S.  
*Penski Truck Rentals*

Most Affordable City  
*Wallet Hub*

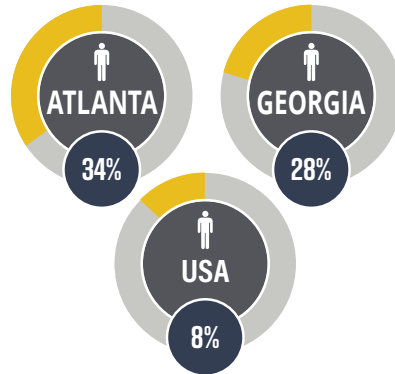
Busiest Airport in the World  
*Airports Council International*

#2 Metro Area for Economic Growth Potential  
*Business Facilities*

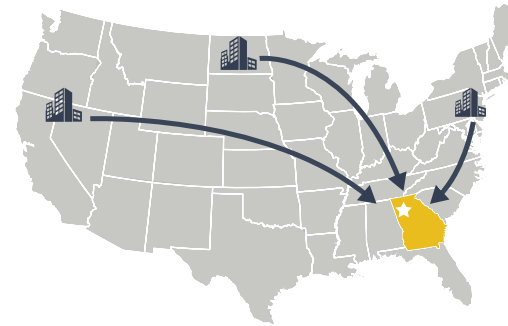
#3 Market for Tech Talent Labor Pool Growth  
*CBRE Research*

#5 Market for Job Growth  
*Business Facilities*

## POPULATION GROWTH



## RECENT EXPANSIONS & RELOCATIONS



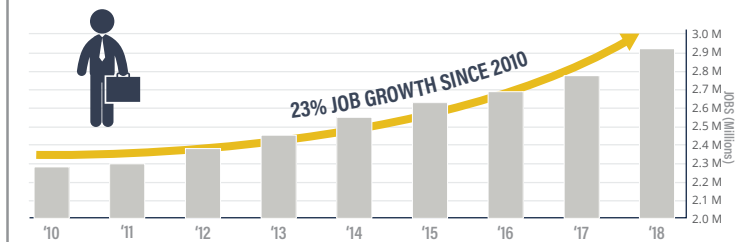
**BLACKROCK**

**HDSUPPLY** **State Farm**

## 16 FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA



## JOB GROWTH SINCE 2010



## HARTSFIELD-JACKSON INTERNATIONAL AIRPORT

**107** MILLION ANNUAL TRAVELERS



**\$34.8 BILLION**  
ANNUAL ECONOMIC IMPACT FROM HARTSFIELD-JACKSON



# The Metro Atlanta Area

Atlanta is the capital of the Southeast, and it has the track record to prove it. The Atlanta area has an estimated 5.78 million people and embodies a 29 county region that spans across Northwest Georgia. With the 9th largest MSA in the United States. Atlanta has remained as one of the fastest growing markets in the US.

Georgia's business climate has been ranked #1 in the nation for the eighth consecutive year by Site Selection, and Area Development ranked Georgia top state for doing business for the seventh year in a row. The region continues to outgrow and outpace the nation's best-known metropolitan regions - all while ensuring a future of continued growth and innovation.

On June 2, 2021, Fortune released its annual 2021 Fortune 500/1000 list of America's largest companies based on revenues. Twenty-nine companies headquartered in metro Atlanta are among the 2020 Fortune 1000, of which 16 companies ranked in the elite Fortune 500. In fiscal year 2020, these 29 companies generated aggregate revenues of \$429 billion.

29

## Fortune 500/1000 Headquarters

In fiscal year 2020, these 29 companies generated aggregate revenues of \$429 billion.

#1

## Busiest Airport in the world

Since 1998, Hartsfield-Jackson International Airport has been the busiest airport in the world

#1

## Best state for doing business.

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