



Industrial Office/Warehouse For Lease

OFFERING SUMMARY

Lease Rate:	\$13.50 Psf + \$0.75 OPEX
Building Size:	10,000 +/- Square Feet
Office SF:	800 +/- SF
Zoning:	Commercial

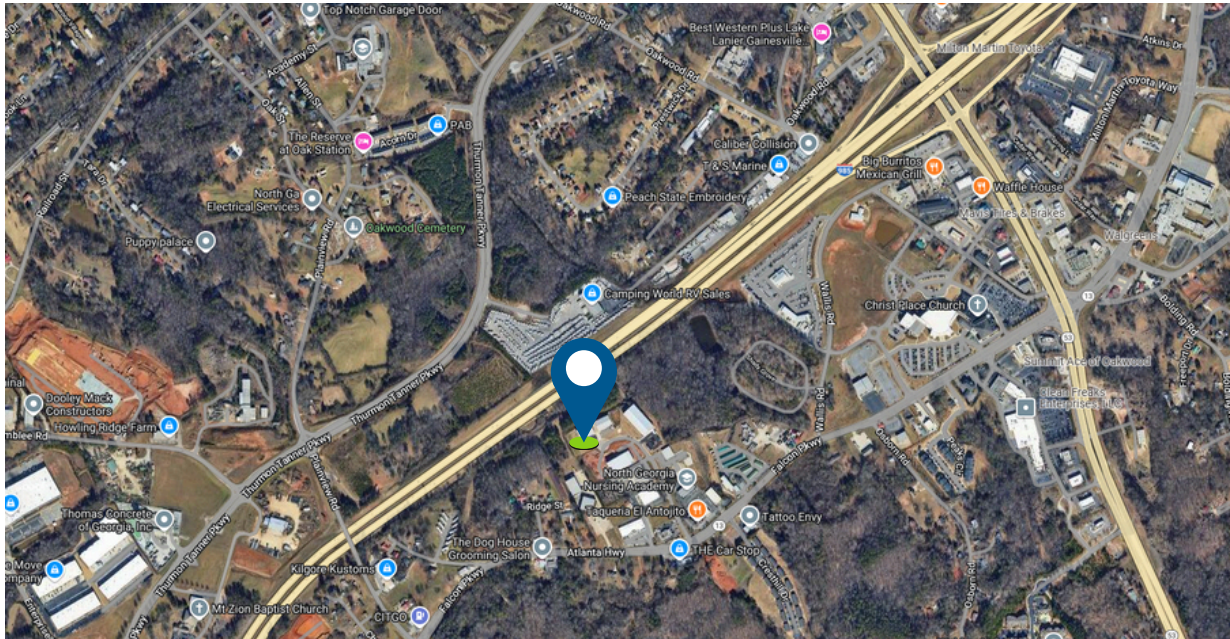
FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker

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

135 Maple Street, NW
Gainesville, GA 30501

www.candler.com

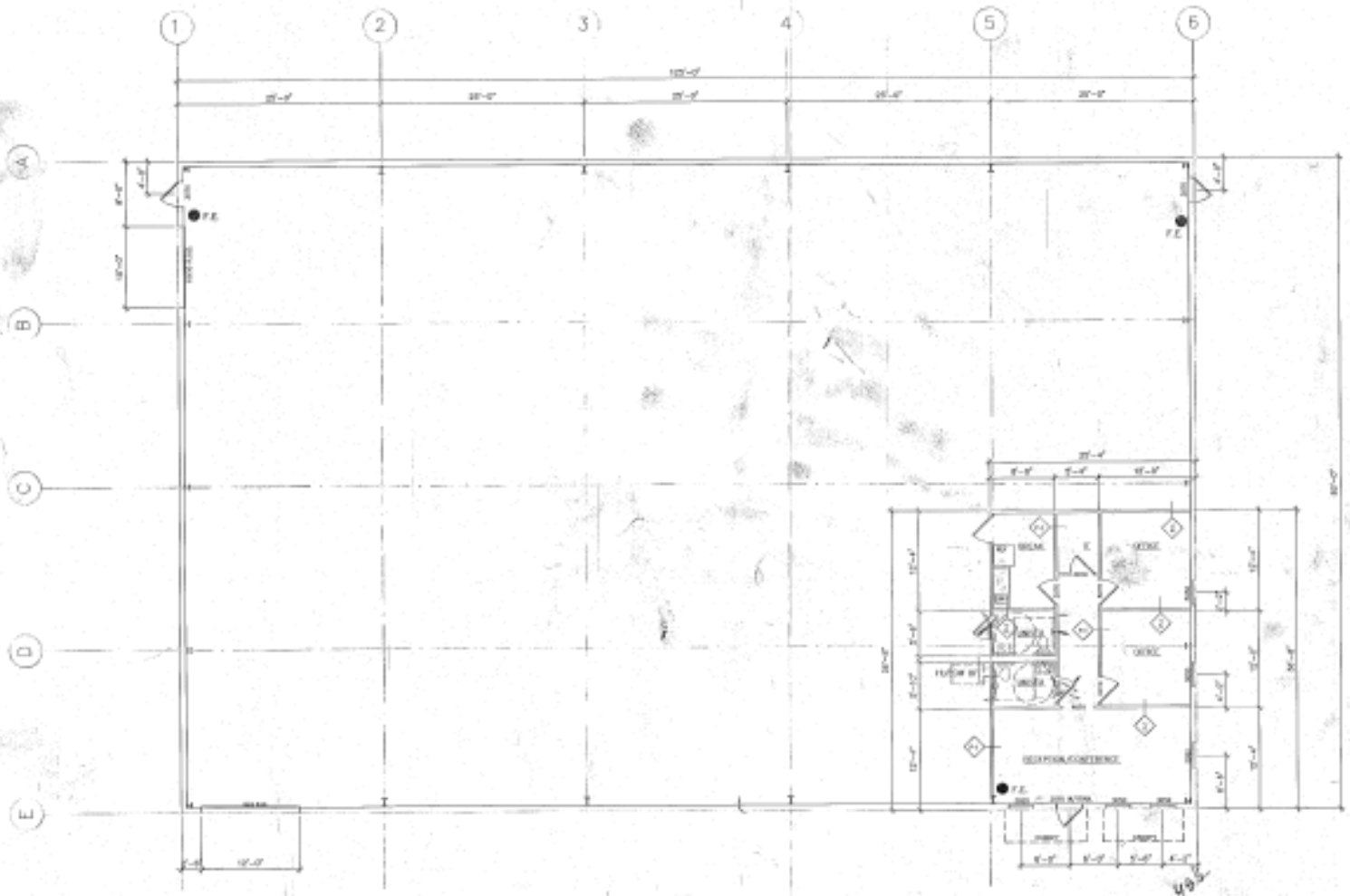


PROPERTY HIGHLIGHTS

- Ceiling Height: 20'-22'
- 1 Drive-In Door, 12'x14'
- 1 Loading Dock (Exterior)
- Power: 400A, 3 Phase
- LED Lighting
- 1 mile from I-985 exit 16
- 2 miles from I-985 exit 14
- 8.7 miles from Northeast Georgia Medical Center,
- 11 miles from I-85 exit 129
- 13 miles from soon to be finished Northeast Georgia Inland Port



Floor Plan

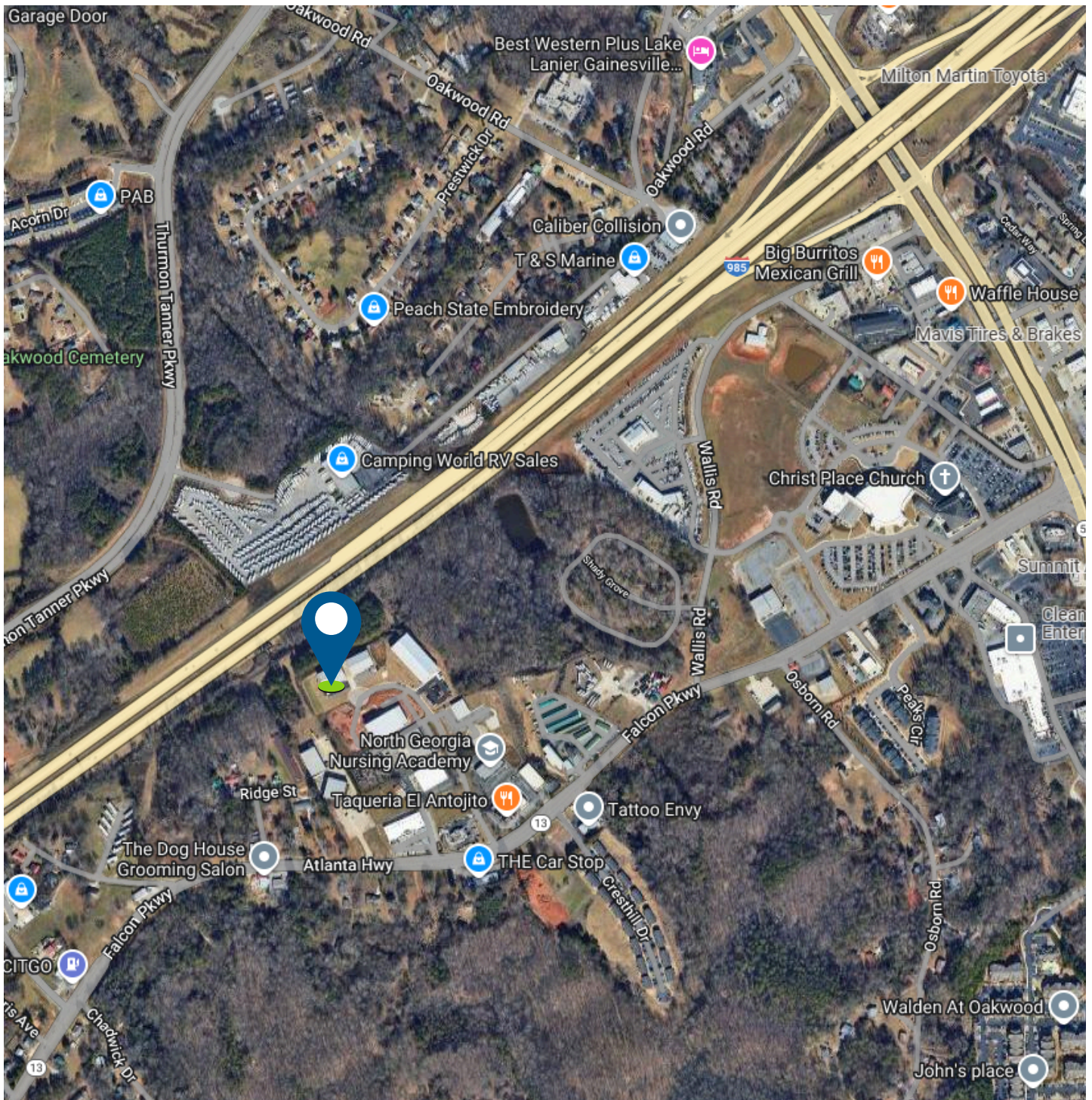


1 FLOOR PLAN
A2

SCALE: 1/8" = 1'-0"

● F.E. SENSORS PORTABLE FIRE EXTINGUISHER PER NFPA 30. LOCATIONS PER FIRE DEPT.

◇ 1) LAYER 1/2" GYP. SO. ON EACH SIDE OF 2" X 4 STUDS @ 16" O.C. TO 14' AFF





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REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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