



Industrial Outside Storage/Trailer Storage

OFFERING SUMMARY

Lease Rate:	Contact Agent Lease Rate
Lot Size:	1.68 Acres
Zoning:	Heavy 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



INDUSTRIAL OUTSIDE STORAGE FOR LEASE

Gateway Centre Parkway Tract 4, Gainesville, GA 30501



Property Highlights

- Site will be fenced, graveled, and lighted
- Industrial Zoning
- Lighted Intersection
- High Exposure
- 100 yards from GA Highway 365 which has a Traffic Count of 30,000+/- CPD
- Adjacent to Pete and Gerry's Organic Eggs, near Kubota, Poultry Lab, and Tatsumi
- Across the street from the new Quik Trip
- Near the Corner of GA Highway 365 & White Sulphur Road - Hall County's New Industrial Corridor
- Less than 1 mile from planned Northeast Georgia Inland Port
- 8.7 miles from Lee Gilmer Memorial Airport, 5.1 miles from Northeast Georgia Medical Center, and 67 miles from Hartsfield-Jackson Atlanta International Airport

Demographics	5 Miles	15 Miles	30 Miles
Total Households	9,158	80,554	372,082
Total Population	23,782	228,429	1,080,801
Average HH Income	\$88,034	\$92,552	\$123,102

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Site Plan

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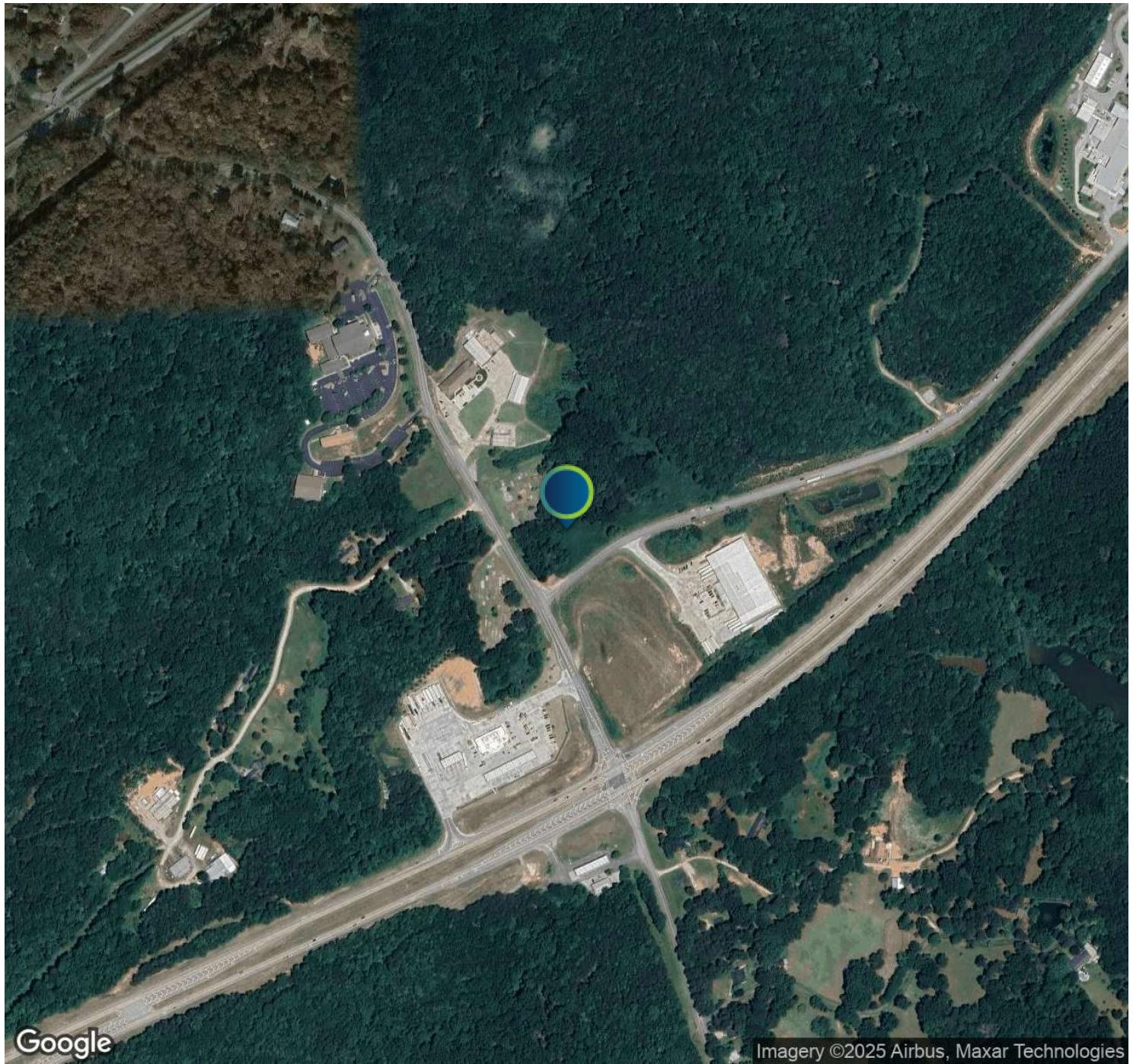
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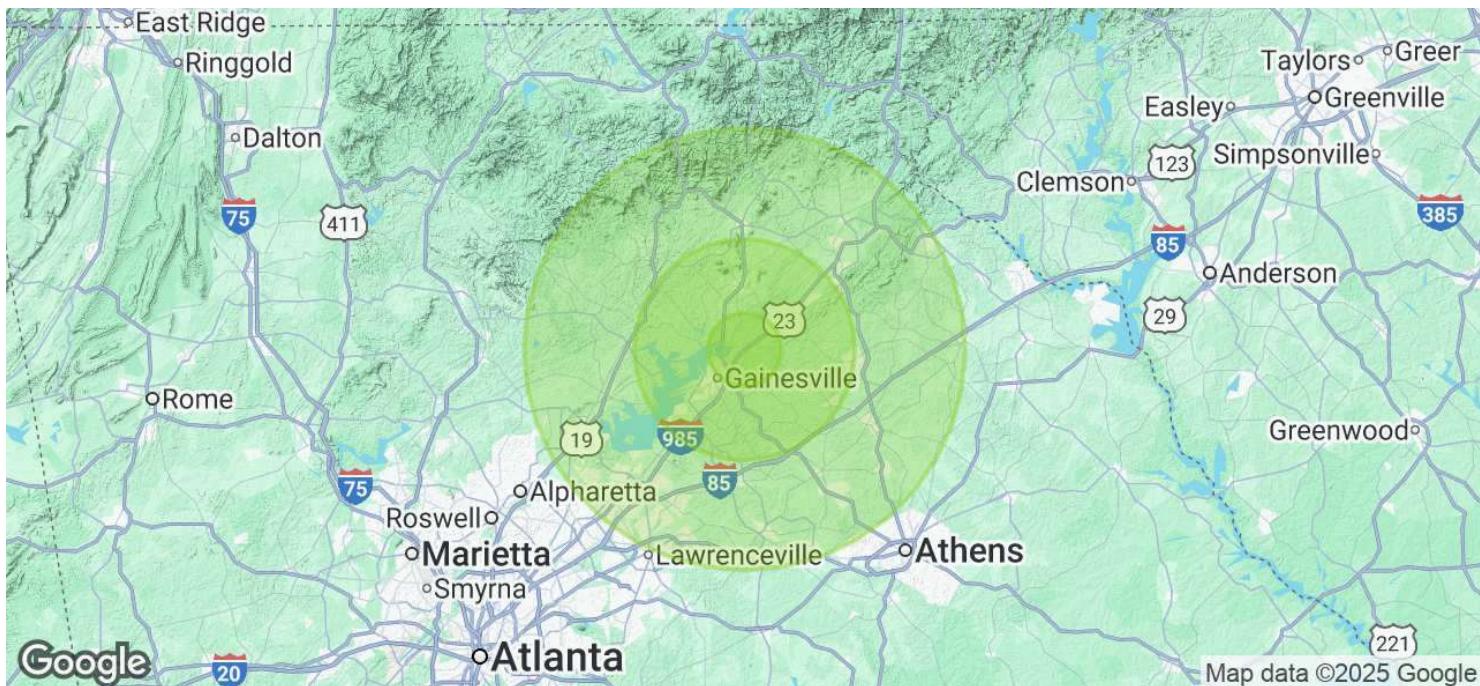
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Population	5 Miles	15 Miles	30 Miles
Total Population	23,782	228,429	1,080,801
Average Age	42	40	39
Average Age (Male)	40	39	38
Average Age (Female)	43	40	40

Households & Income	5 Miles	15 Miles	30 Miles
Total Households	9,158	80,554	372,082
# of Persons per HH	2.6	2.8	2.9
Average HH Income	\$88,034	\$92,552	\$123,102
Average House Value	\$404,757	\$389,132	\$438,489

Demographics data derived from AlphaMap

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