

# 345 GREEN STREET

345 Green St NW  
Gainesville, GA 30501

Commercial Warehouse For Lease

23,000 SF



Leasing Information:  
770.654.0062

**Sam Simpson**  
770.654.0062  
ssimpson@lpc.com

# Lincoln

3340 Peachtree Road NE  
Suite 2550  
Atlanta, GA 30326

[www.lpc.com](http://www.lpc.com)

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### Offering Summary

Lease Rate:	Negotiable
Building Size:	23,000 SF
Available SF:	23,000 SF
Lot Size:	3.321 Acres

### Property Highlights

- Centrally located on Historic Green St
- Former Gainesville Times Printing Facility
- 23,000 SF total 2,100 SF Office
- 2 Loading Docks
- Back Up Generator
- Warehouse Fully Conditioned

### Location Overview

Gainesville, Georgia serves as a strategic industrial hub in Northeast Georgia, offering an advantageous blend of location, labor access, and cost efficiency. Positioned approximately 55 miles northeast of Atlanta, Gainesville provides connectivity to the Atlanta metro while avoiding its congestion and higher operating costs.

The market benefits from direct access to I-985, which links seamlessly to I-85, enabling efficient north-south distribution throughout Georgia and rapid reach to key Southeast markets including Atlanta, Greenville, Charlotte, and beyond. This connectivity supports both regional and last-mile distribution models.



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# Property Photos



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