



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

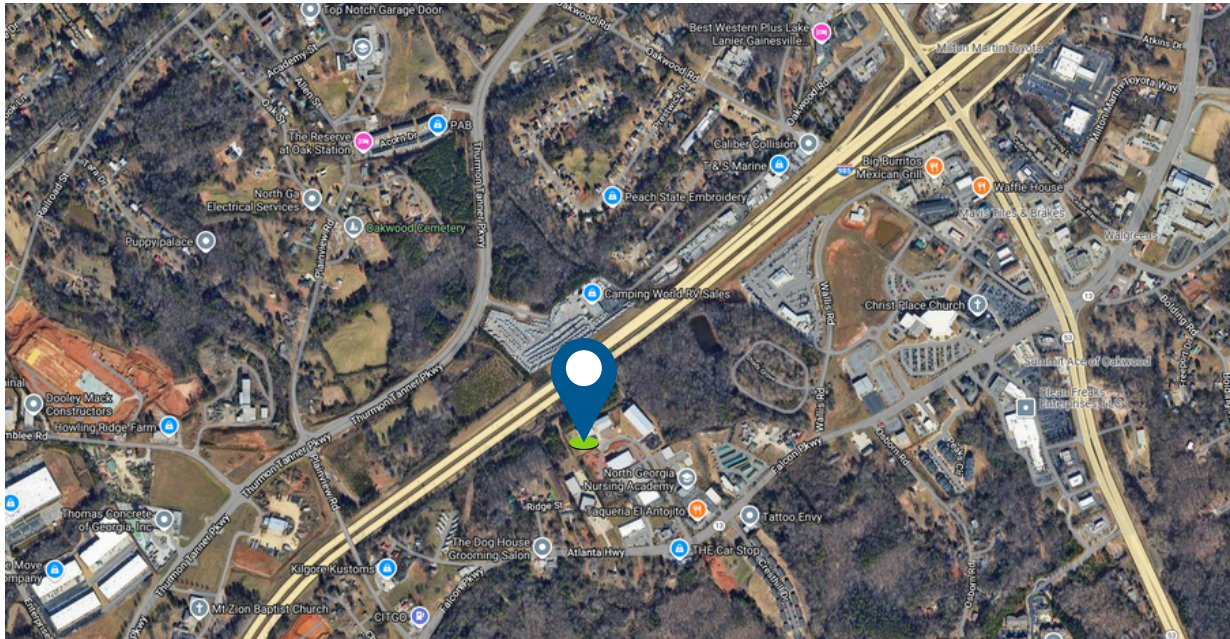
FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker

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135 Maple Street, NW
Gainesville, GA 30501

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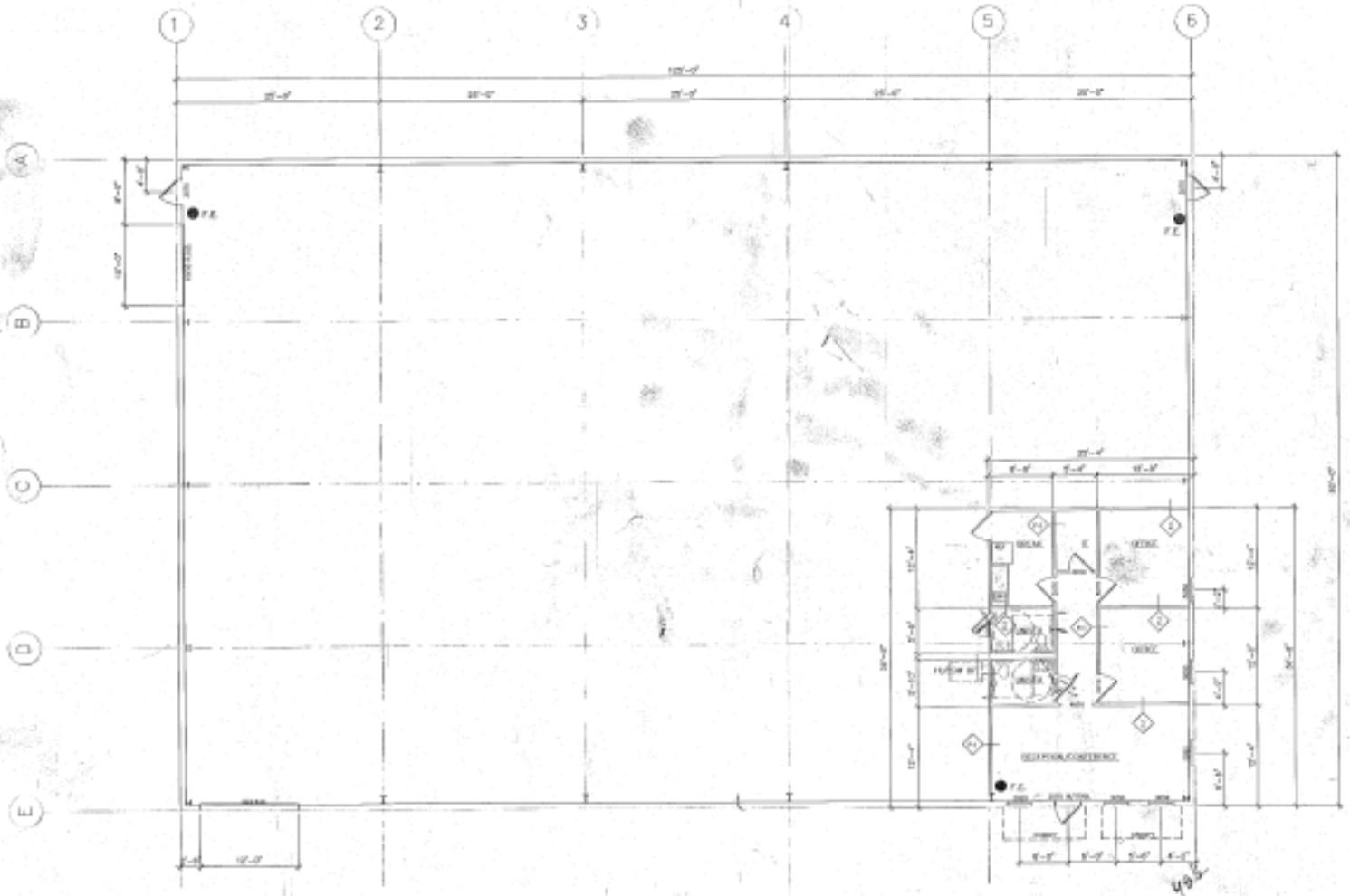


PROPERTY HIGHLIGHTS

- Ceiling Height: 20'-22'
- 1 Drive-In Door, 12'x14'
- Power: 400A, 3 Phase
- 1 Loading Dock
- 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



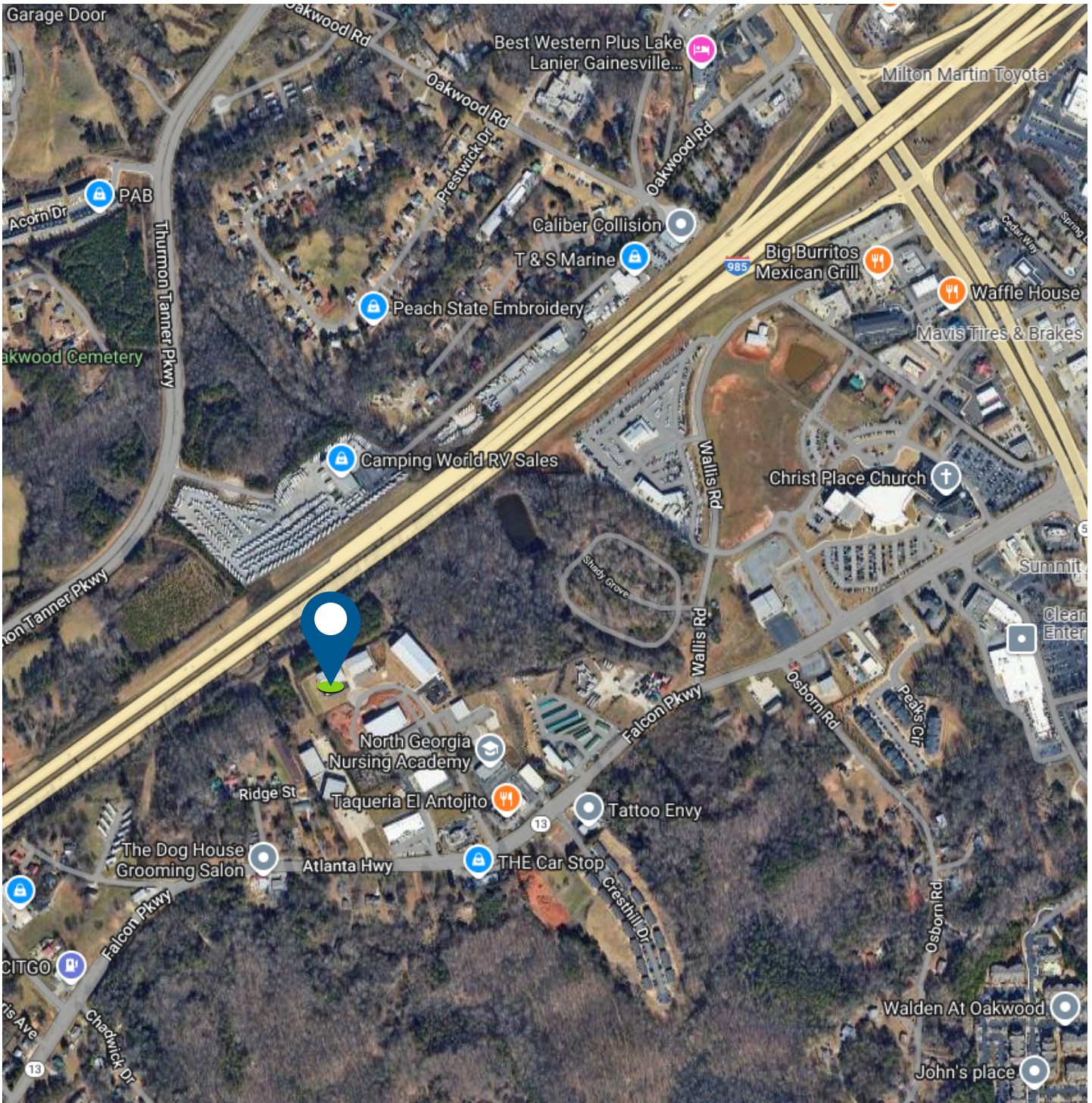
Floor Plan



1 FLOOR PLAN
A2 SCALE: 1/8" = 1'-0"

- F.E. - SHOWS PORTABLE FIRE EXTINGUISHER PER NFPA 90. LOCATIONS PER FIRE DEPT.
- ◇ - 1) 12V 1/2" G.P. B.L. ON EACH SIDE OF 2 X 4 STUDS @ 16" O.C. TO 16" AFF







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FOR MORE INFORMATION, PLEASE CONTACT:

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