



CANDLER

REAL ESTATE

476 Moreno St | Gainesville, GA 30501
Industrial with Outside Storage

BRIAN HUGHS, CCIM

Principal/Associate Broker brian@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Industrial With Outside Storage

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Property Highlights

- Free standing office/warehouse building available for lease with outside storage
- Heavy office buildout – 3,215 +/- square feet
- 2,757 +/- square feet of warehouse space
- One dock high door
- Building sits on .90 +/- acres
- Entire property is fenced for outside storage
- Heavy Industrial zoning in the City of Gainesville
- Less than one mile to I-985 at Exit 22

Offering Summary

Lease Rate:	\$10.00 SF/yr (NNN)
Available SF:	5,972 SF
Lot Size:	0.9 Acres
Zoning	H-1 (Heavy Industrial)

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,193	14,087	26,292
Total Population	7,291	42,279	77,084
Average HH Income	\$49,129	\$71,290	\$78,681

Presented By:

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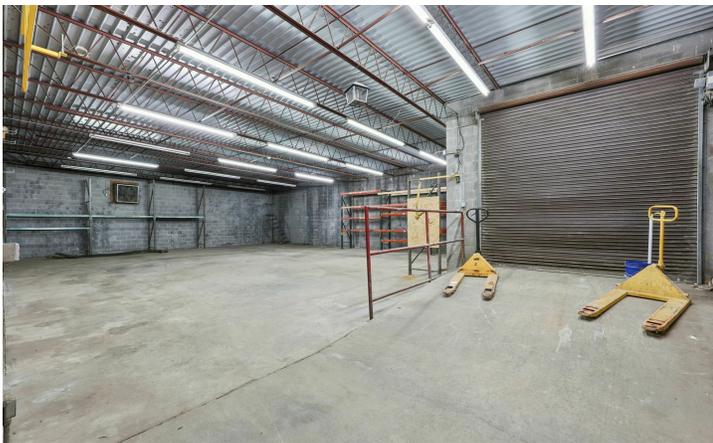
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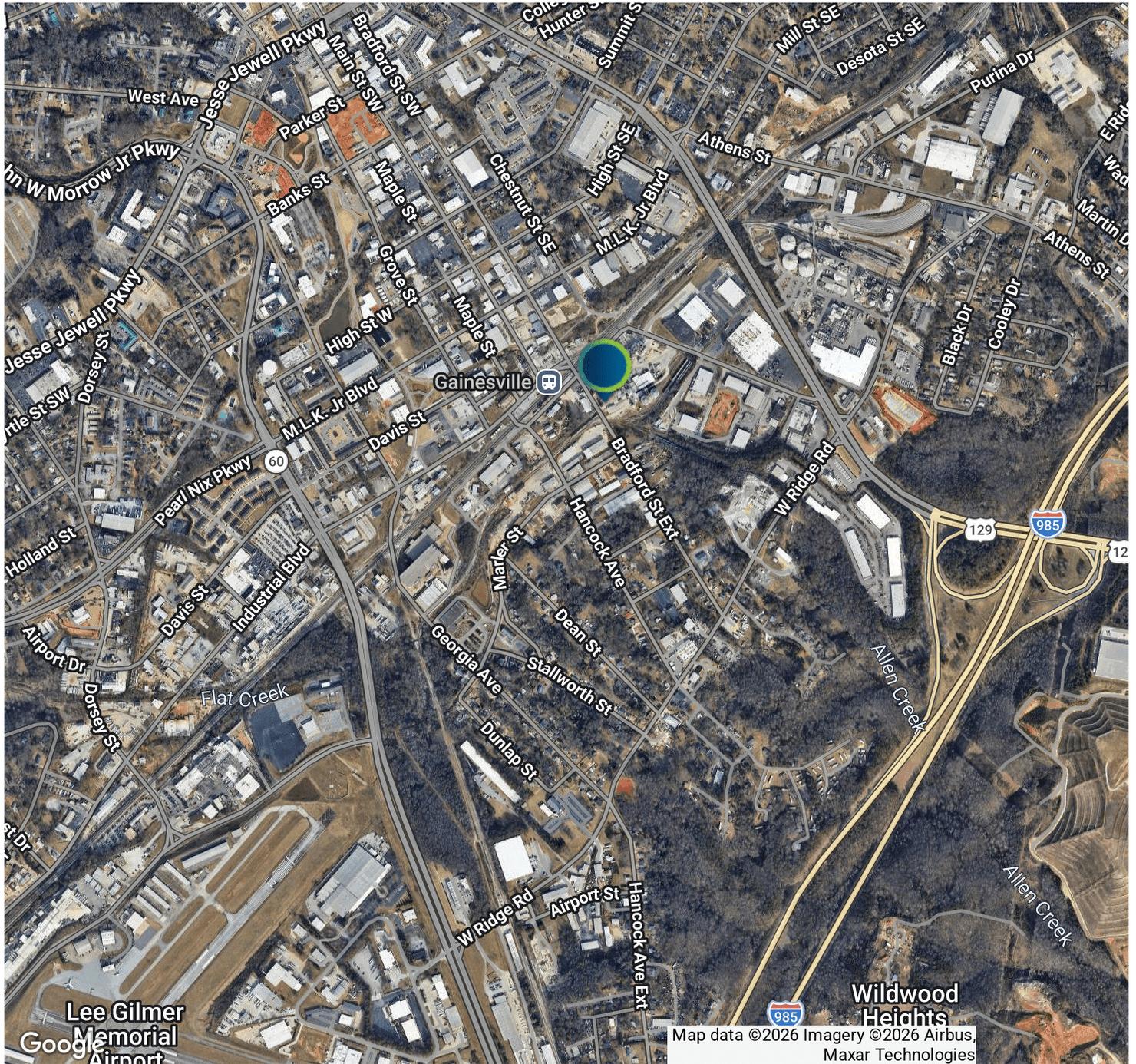
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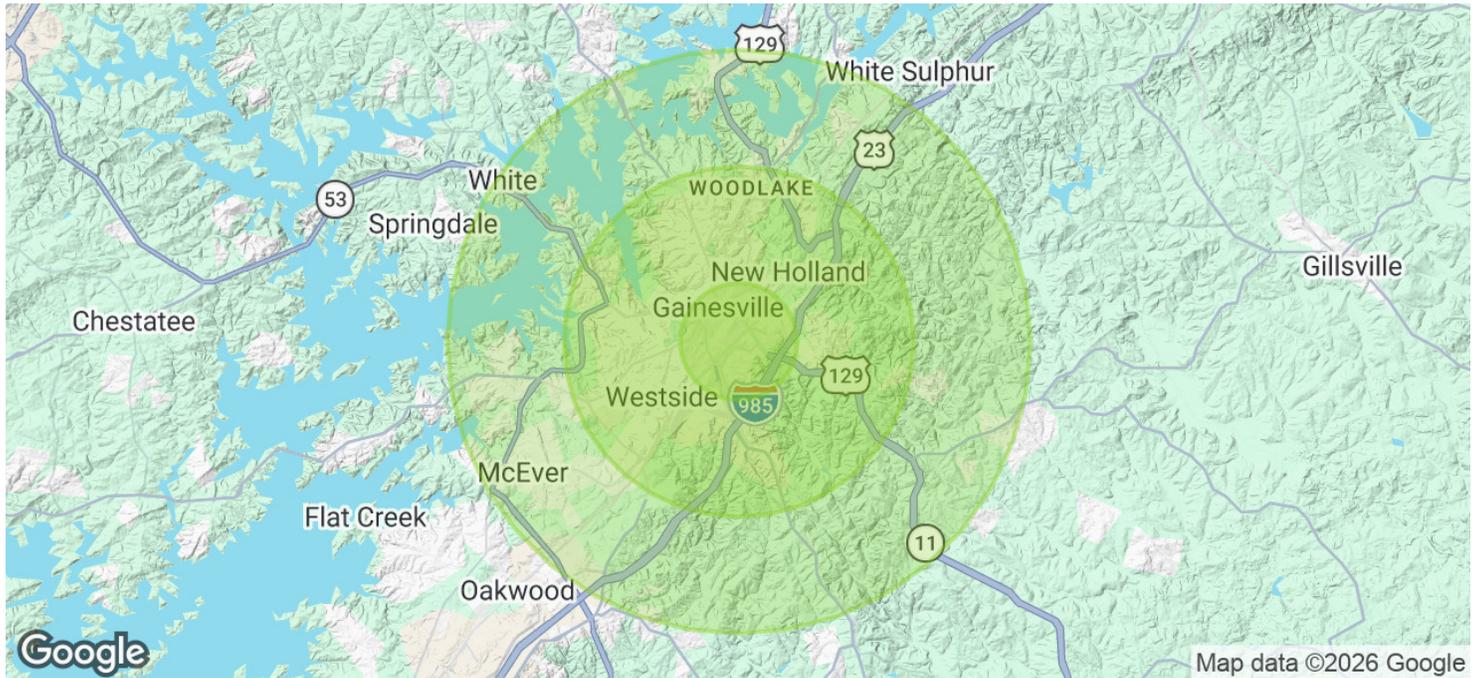
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Population	1 Mile	3 Miles	5 Miles
Total Population	7,291	42,279	77,084
Average Age	32	35	37
Average Age (Male)	32	34	36
Average Age (Female)	33	36	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,193	14,087	26,292
# of Persons per HH	3.3	3	2.9
Average HH Income	\$49,129	\$71,290	\$78,681
Average House Value	\$220,705	\$308,439	\$360,679

Demographics data derived from AlphaMap

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