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REAL ESTATE

1619 Oakbrook Drive | Gainesville, GA 30507
Industrial Building For Lease

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 Building for Lease

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Property Highlights

- Free standing industrial building available for lease
- 830 +/- square feet of office space with two private offices and break room
- One (1) dock high door
- One (1) drive in door – 12' x 12'
- Clear span warehouse
- Ceiling Height: 16' – 20'
- Power: 400 amps, 480 volts, 3 phase
- Some racking already in place for next tenant's use
- Located in the Oakbrook Industrial Park off Highway 60
- Easily accessible via I-985 at Exit 20

Offering Summary

Lease Rate:	\$10.50 SF/yr (NNN)
Available SF:	7,500 SF
Building Size:	7,500 SF

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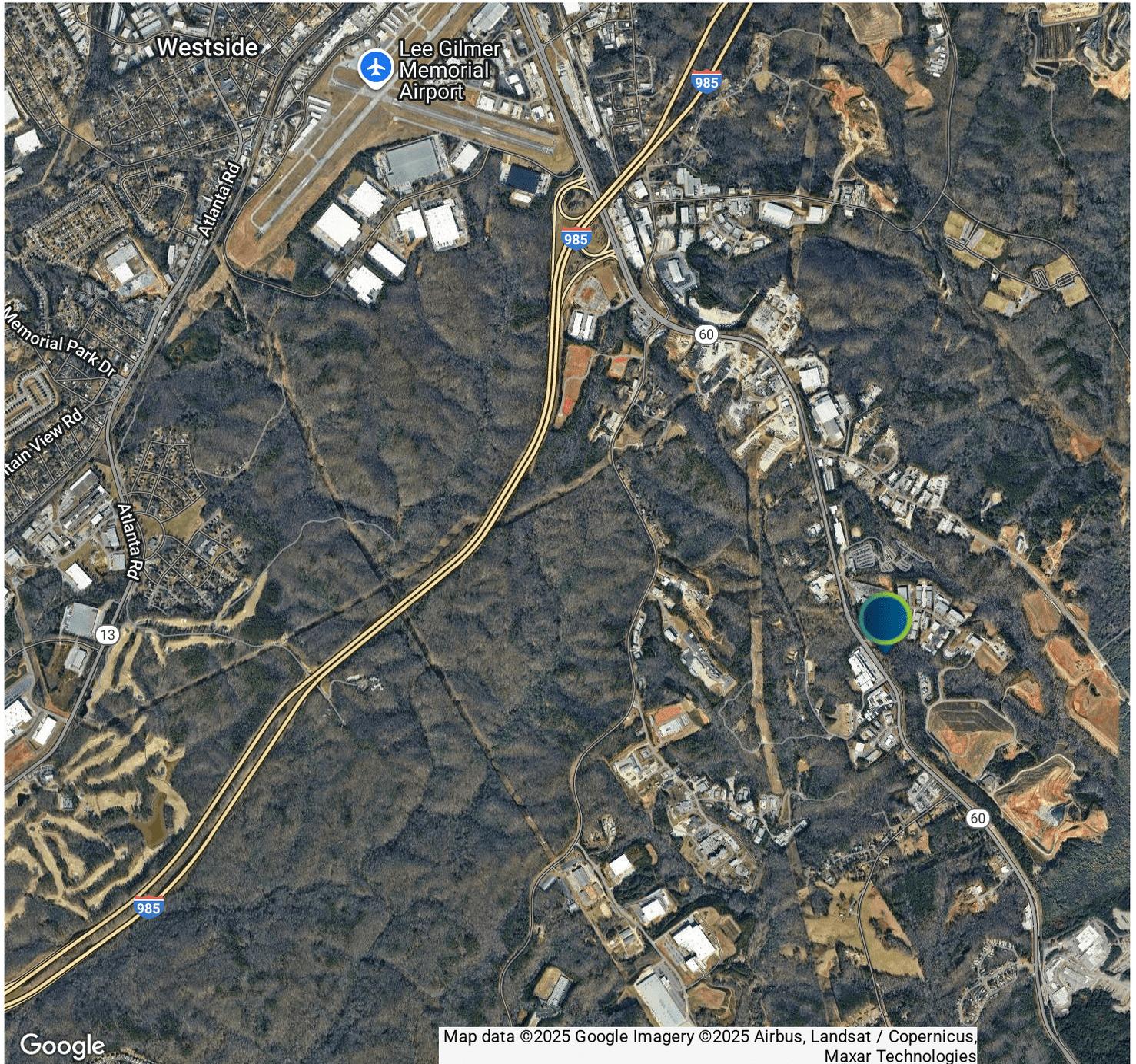
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Google

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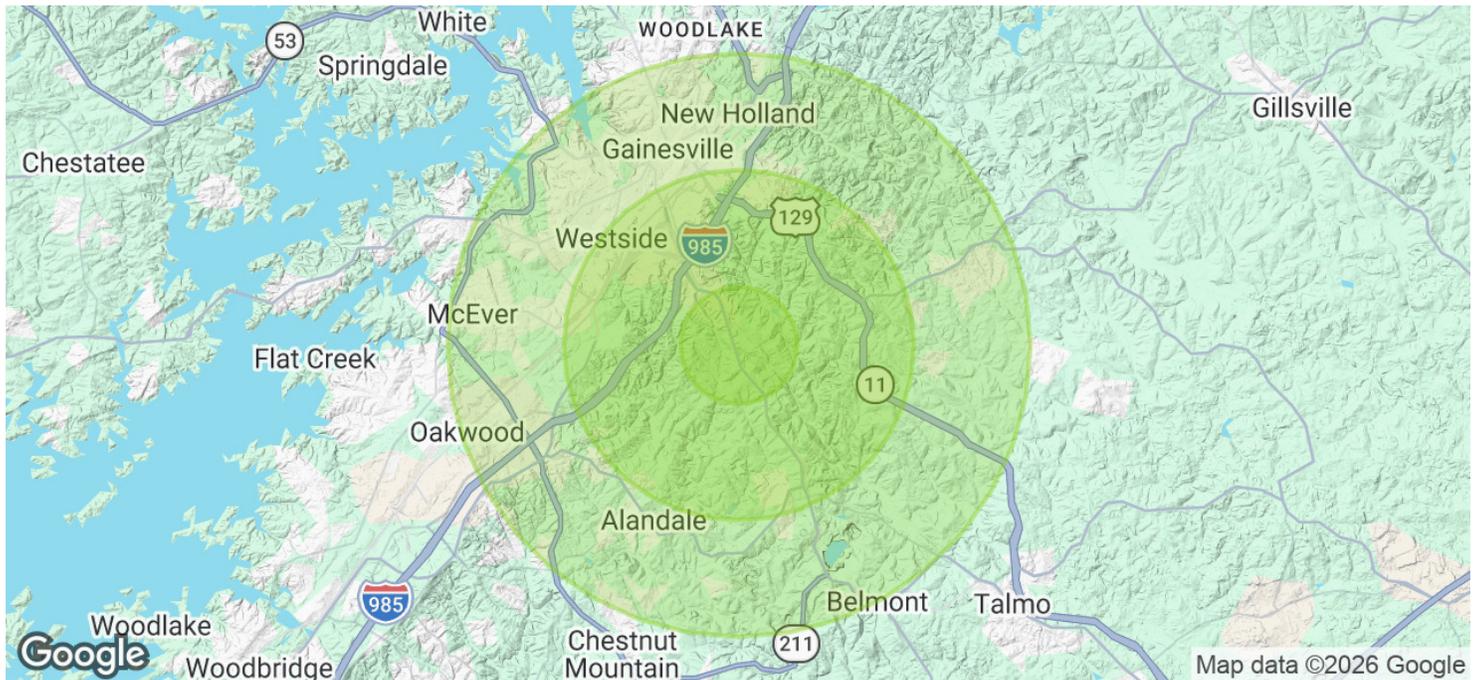
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Population	1 Mile	3 Miles	5 Miles
Total Population	452	23,238	76,557
Average Age	34	33	36
Average Age (Male)	34	32	35
Average Age (Female)	33	33	37

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	89	6,455	24,332
# of Persons per HH	5.1	3.6	3.1
Average HH Income	\$78,610	\$74,436	\$76,327
Average House Value	\$254,319	\$259,975	\$312,631

Demographics data derived from AlphaMap

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