

1425 Candler

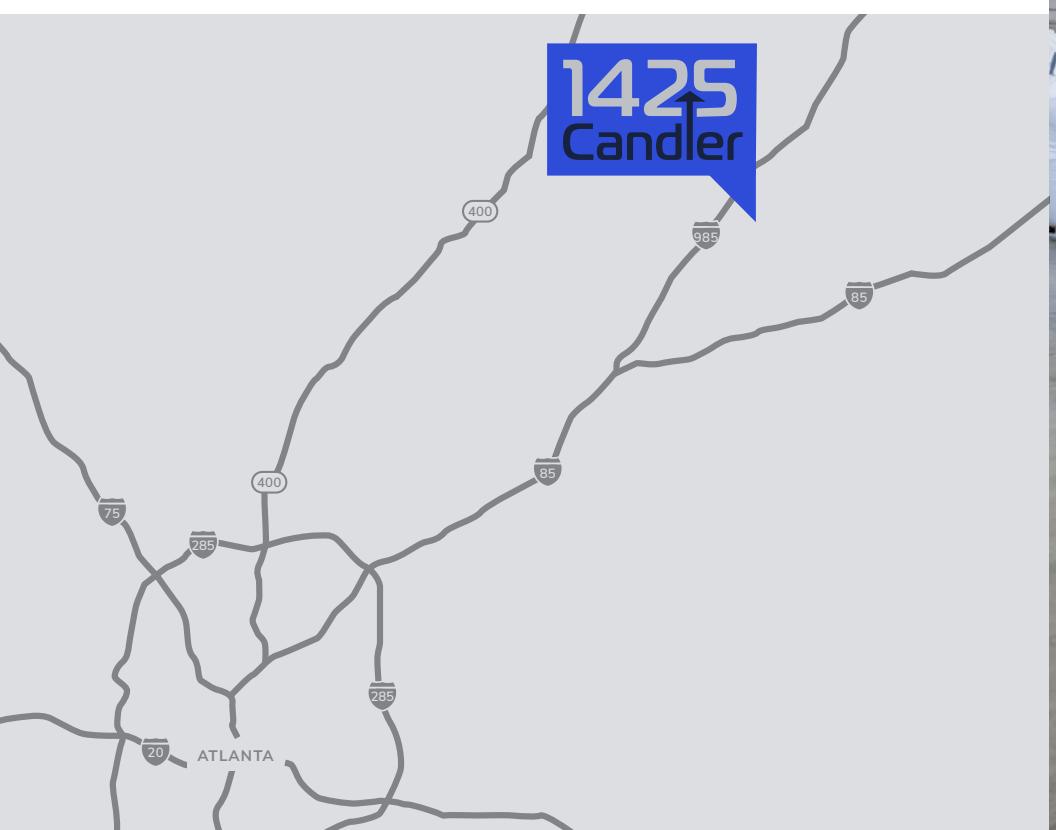


STREAM

FOR SALE OR LEASE | 92,412 SF
OFFERING MEMORANDUM

EXECUTIVE SUMMARY

Stream Realty Partners is pleased to present the exclusive opportunity to acquire fee simple interest in 1425 Candler Road (the “Property” or the “Offering”). The property is a vacant, distribution / manufacturing facility totaling 92,412 square feet. Originally constructed in 1986, the building features 25' clear height and sits on a total of 22 acres, offering expansion and outside storage capabilities.

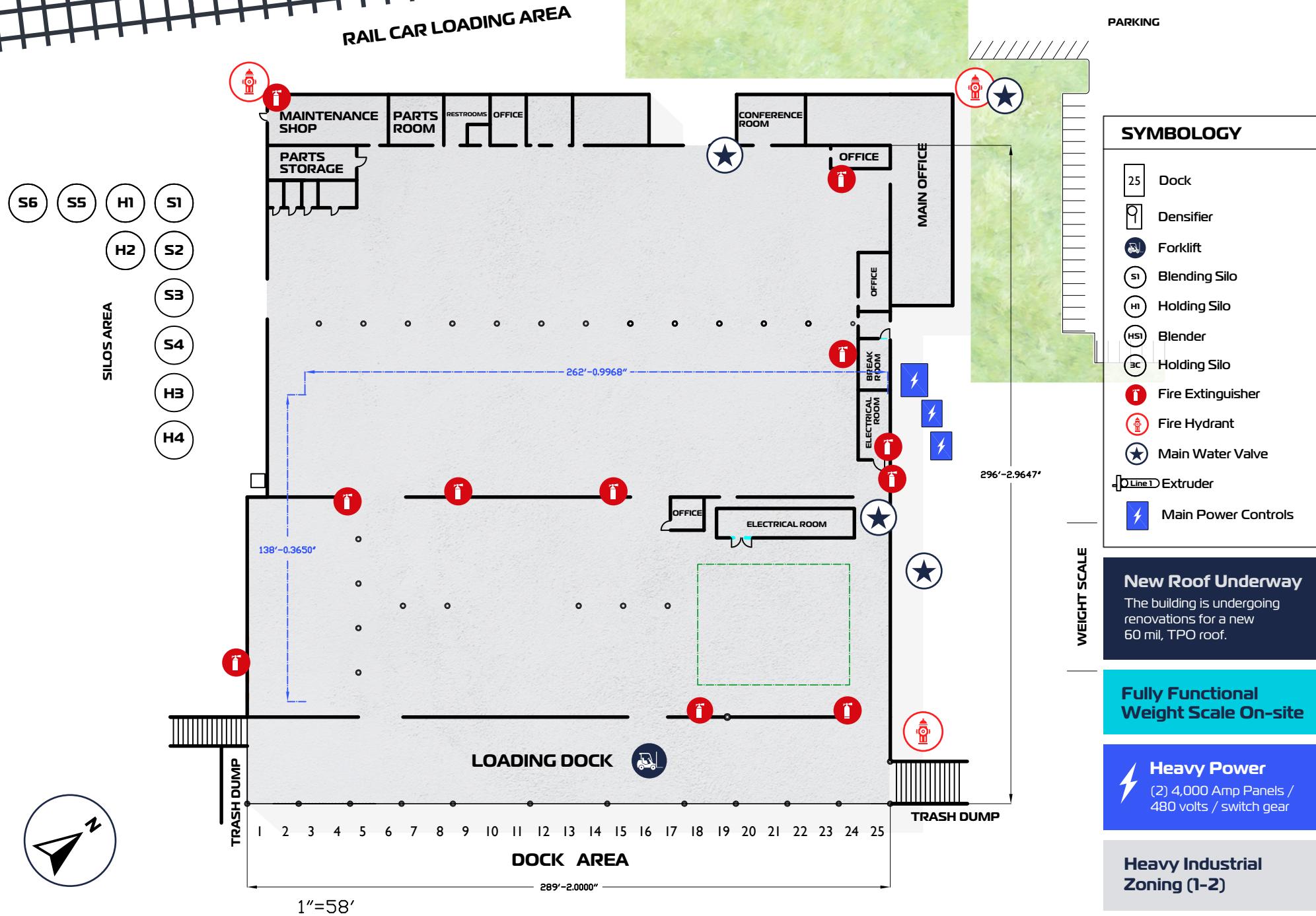


PROPERTY OVERVIEW



ADDRESS	1425 Candler Rd, Gainesville, GA 30507
PARCEL SIZE	21.99 acres
YEAR BUILT	1986
BUILDING TYPE	Rear Load
CONSTRUCTION	Concrete / Masonry
SQUARE FOOTAGE	92,412 SF
OFFICE SQUARE FOOTAGE	9,314 sf (Two-story office)
CLEAR HEIGHT	18' – 25'
BUILDING DEPTH	325 ' (Including Dock Overhang)
EXISTING LOADING	25 Dock Positions (Platform loading)
RAIL ACCESS	Potential On-site Rail Access
WAREHOUSE LIGHTING	LED
SPRINKLER SYSTEM	Wet
ZONING	Heavy Industrial (I-2)
POWER	(2) 4,000 Amp Panels / 480 volts / switch gear

SITE MAP







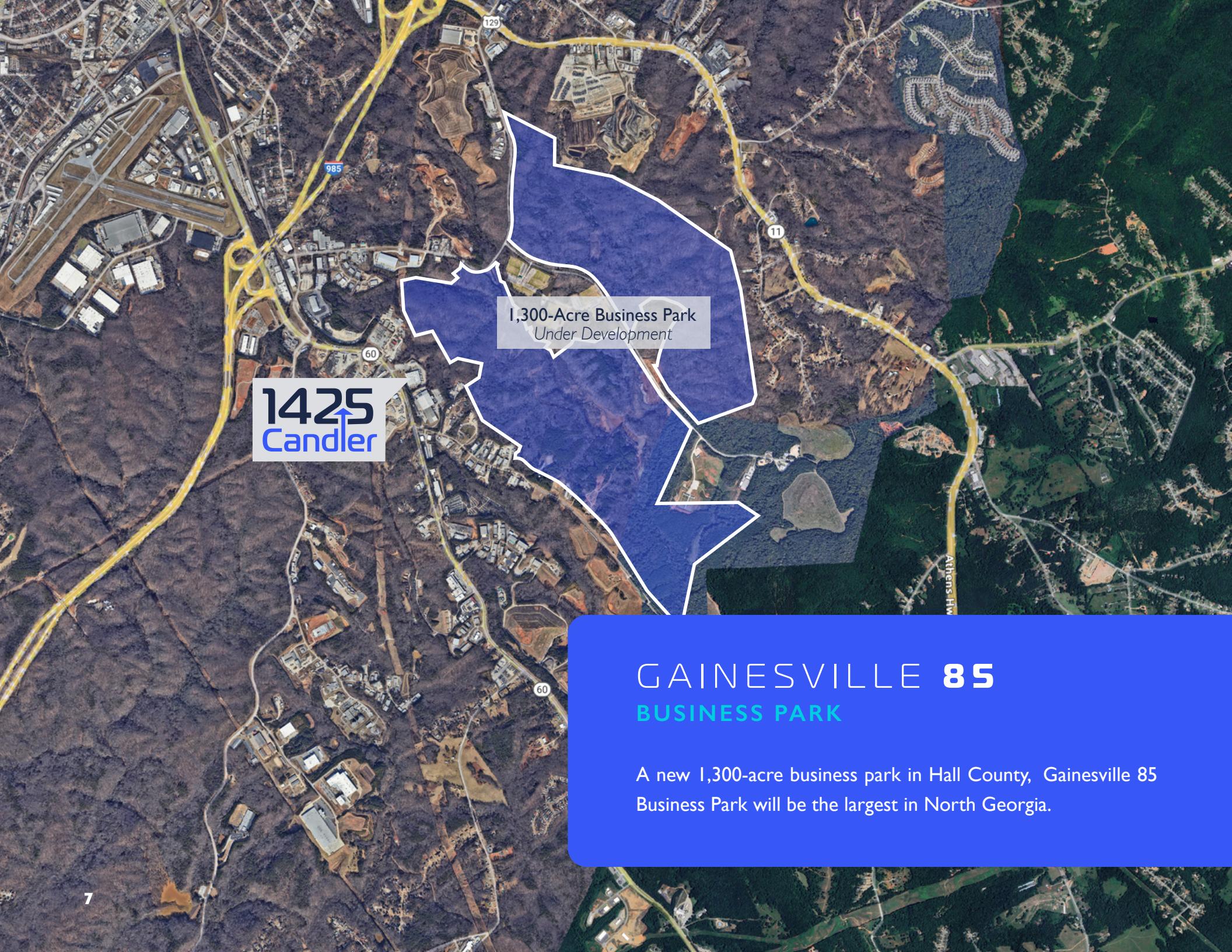
NORTHEAST GEORGIA INLAND PORT BLUE RIDGE CONNECTOR

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out. With a top capacity of 150,000 container lifts per year, the facility will offset 600 roundtrip highway miles for every container moved by rail.

Source: <https://gaports.com/facilities/inland-ports/northeast-georgia-inland-port/>



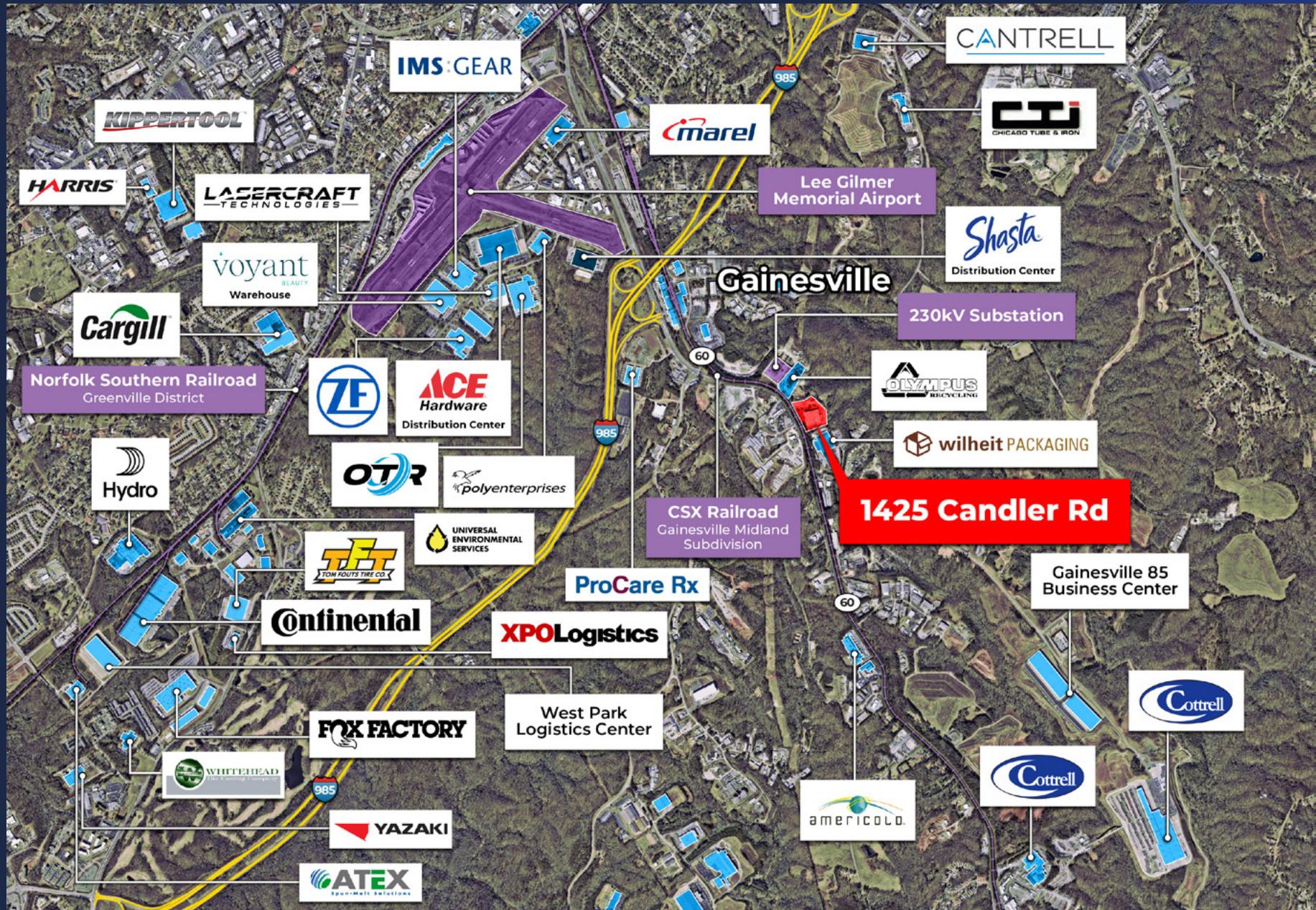
- 1 Offers direct access to I-985. Less than 20 miles to I-85
- 2 Reduces transportation costs for manufacturers across the region
- 3 Will serve existing port customers, and act as an economic development tool to draw new investment
- 4 Reduces congestion on Georgia highways
- 5 Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia
- 6 Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes



GAINESVILLE 85 BUSINESS PARK

A new 1,300-acre business park in Hall County, Gainesville 85 Business Park will be the largest in North Georgia.

CORPORATE NEIGHBORS





ACCESS

3

minutes to I-985

7

minutes to US-129

20

minutes to I-85

1

hour to
Harstfield
Jackson Airport



1425
Candler

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