



For Lease | 4,080 SF Industrial Space with IOS

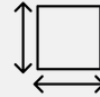
2433 Hilton Way, Gainesville, GA 30501

Property Highlights:

- Private Fenced Outdoor Storage: Secure Industrial Outdoor Storage (IOS) with dedicated access—ideal for vehicle staging, equipment, or materials.
- Convenient highway access to I-985 & I-85, presenting strong functionality for small-bay users.
- 10' x 12' grade-level roll-up doors providing efficient loading and accessibility for vans, light equipment, and day-to-day operations.
- Up to 14' clear heights to support vertical storage, with a functional layout that includes small office build-outs leading into open warehouse space, plus in-suite restrooms for tenant convenience.



Asking Rate:
Call for Pricing



Square Footage:
2,040 - 4,080 SF



Clear Height / Door:
12' - 14' Clear / 10 x 12
Roll-Up Door



Parking Ratio:
2/1,000



Zoning:
L-I



Scan to
Schedule
a Tour



FOR MORE INFORMATION
PLEASE CONTACT:

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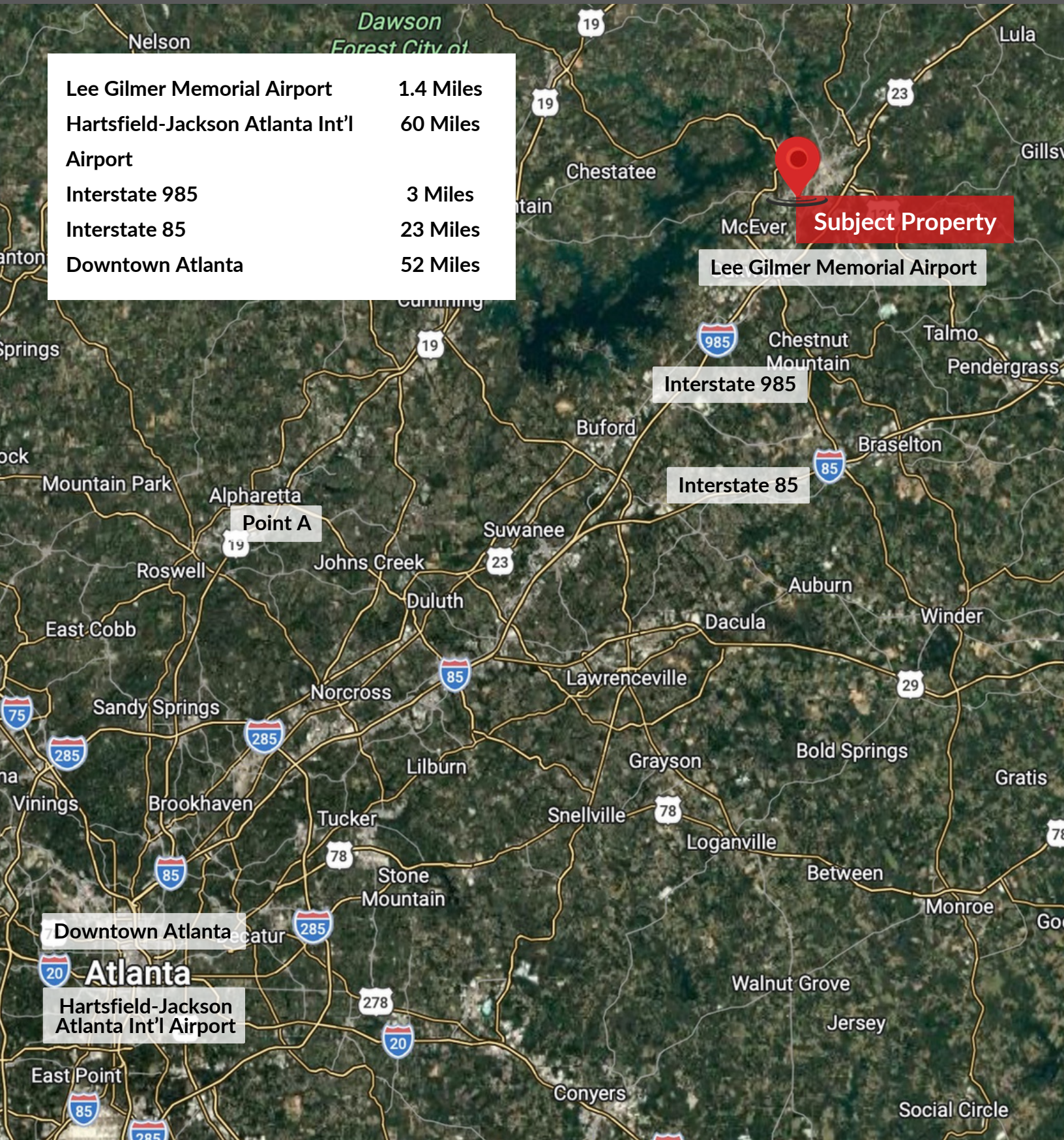
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For Lease | 550 - 4,080 SF Industrial/Storage Space

2433-2445 Hilton Way, Gainesville, GA 30501

Lee Gilmer Memorial Airport	1.4 Miles
Hartsfield-Jackson Atlanta Int'l Airport	60 Miles
Interstate 985	3 Miles
Interstate 85	23 Miles
Downtown Atlanta	52 Miles



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