



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR SALE

6.3+/- Industrial Acres
Adjacent 35+ acres available

Just off Hwy 365 corridor—
where the growth is at
\$30,000 p.p.a



White Sulphur, Rd., Gainesville

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300, Gainesville, GA 30501
Direct- 770-533-6721
Office – 770-536-3007
Brent@BrentHoffman.com www.BrentHoffman.com



Brent Hoffman



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

Property Information

Reduced to \$30,000 ppa



- ◆ **Just off expanding Hwy 365 / I-985**
- ◆ **This is ground zero for Industrial expansion in Hall County.**
- ◆ **On rail - Norfolk Southern Railway**
- ◆ **Sewer / water adjacent to property**
- ◆ **Water and Sewer Letter availability in hand. 16" water line and 12" sewer in the right of way**
- ◆ **Near Gateway Industrial Park, Lanier Technical College and new inland Port development**
- ◆ **No deeded road frontage**
- ◆ **Currently zoned AR3—easy rezone to industrial - will sell subject to rezone**

More info and video at: <https://www.brenthoffman.com/listings/l0320.html>

6.3 acres



