



## Office-Warehouse Available

### OFFERING SUMMARY

Lease Price:	\$6,950 per month (Below \$5.00 Psf!)
Available SF:	19,000 +/- Square Feet
Zoning:	Light Industrial

### FOR INFORMATION

**LEE HEMMER, CCIM, SIOR**  
Principal/Managing Broker

o | 770-988-6383  
lee@candler.com

135 Maple Street, NW  
Gainesville, GA 30501

[www.candler.com](http://www.candler.com)



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## PROPERTY HIGHLIGHTS

- **READY TO LEASE**
- **Below \$5.00 psf – best value in Hall County**
- 19,000+/- total square feet available
- 534+/- square feet of office
- Heavy Power: 3 Phase, 480 Volts, 1200 Amps
- Building is suitable for woodworking/cabinetry production
- Air lines for dust collection system
- Larger portion of warehouse space has 20' ceilings, two 12'x14' drive in doors, and 6" concrete slab
- Smaller portion of warehouse space 14' ceilings and one 8'x10' drive in door
- Easy access, less than half a mile to I-985 off Exit 16
- Located in Oakwood city limits
- 5 miles from Lee Gilmer Memorial Airport- Gainesville
- 8 miles from Northeast Georgia Medical Center
- 12 miles from planned Northeast Georgia Inland Port
- 58 miles from Hartsfield-Jackson Atlanta International Airport

















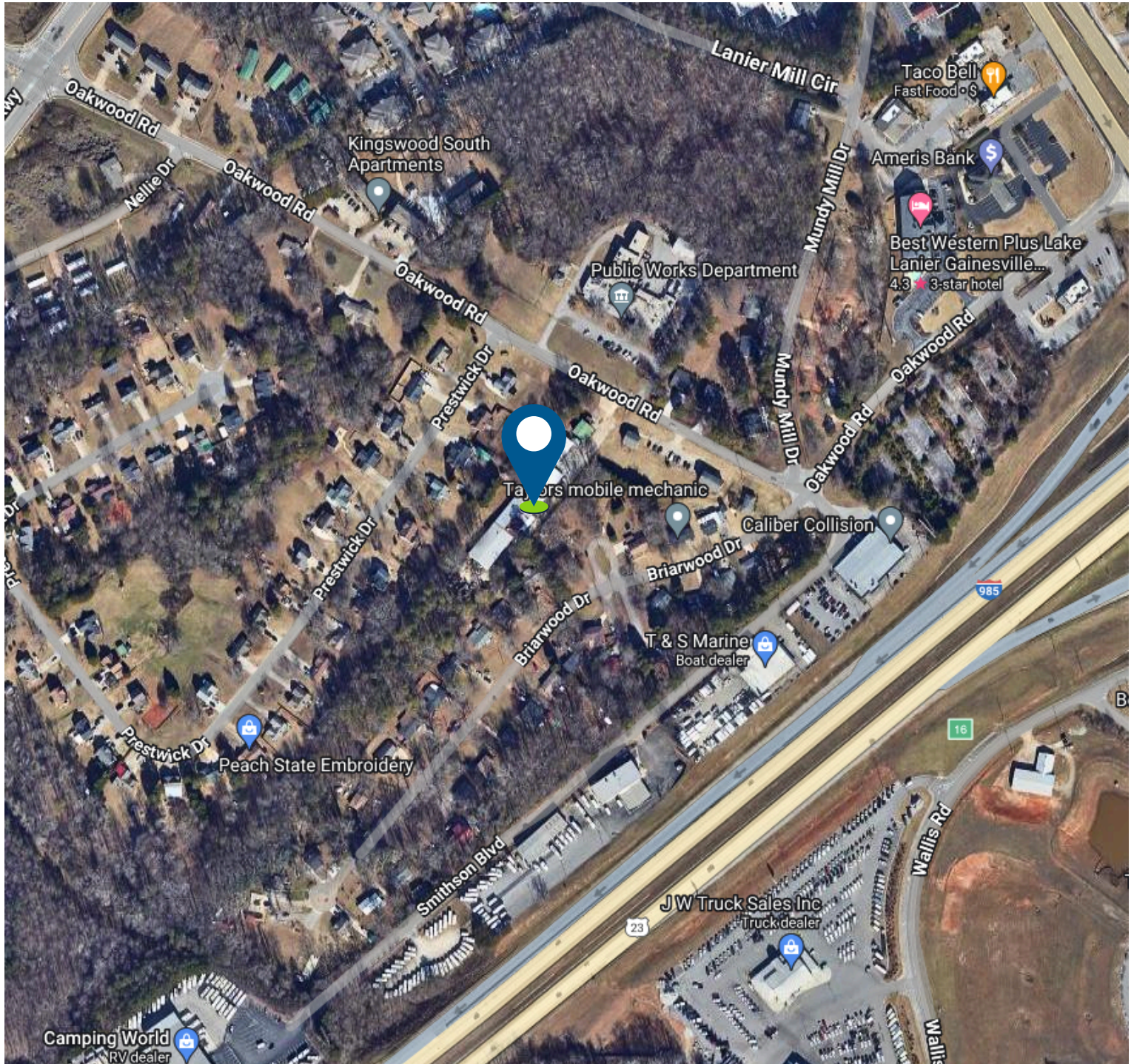








## Location Map







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FOR MORE INFORMATION, PLEASE CONTACT:

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