



OFFICE-WAREHOUSE FOR LEASE

4462 Oakwood Road | Oakwood, GA 30566



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



Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | www.candler.com

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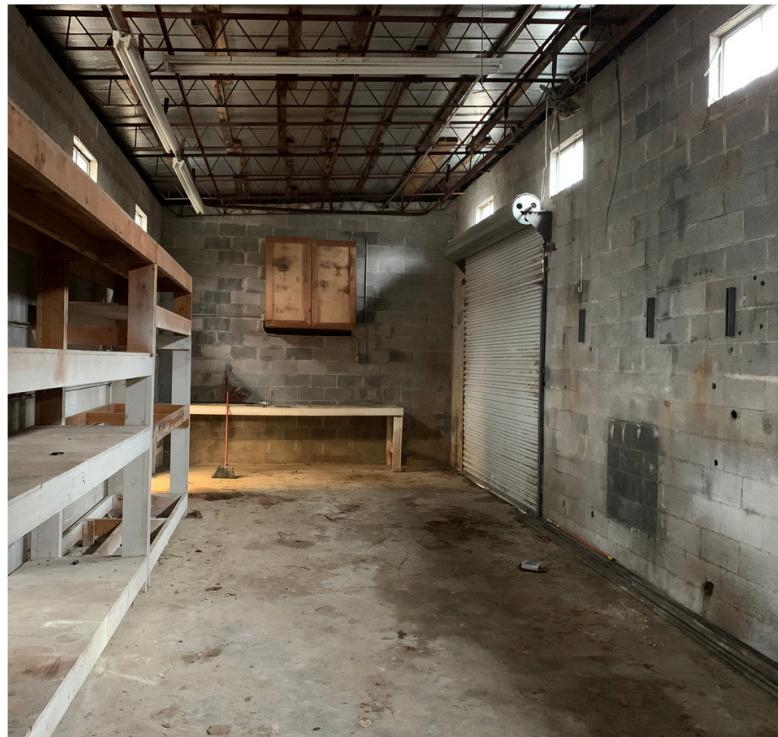
PROPERTY HIGHLIGHTS

- 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







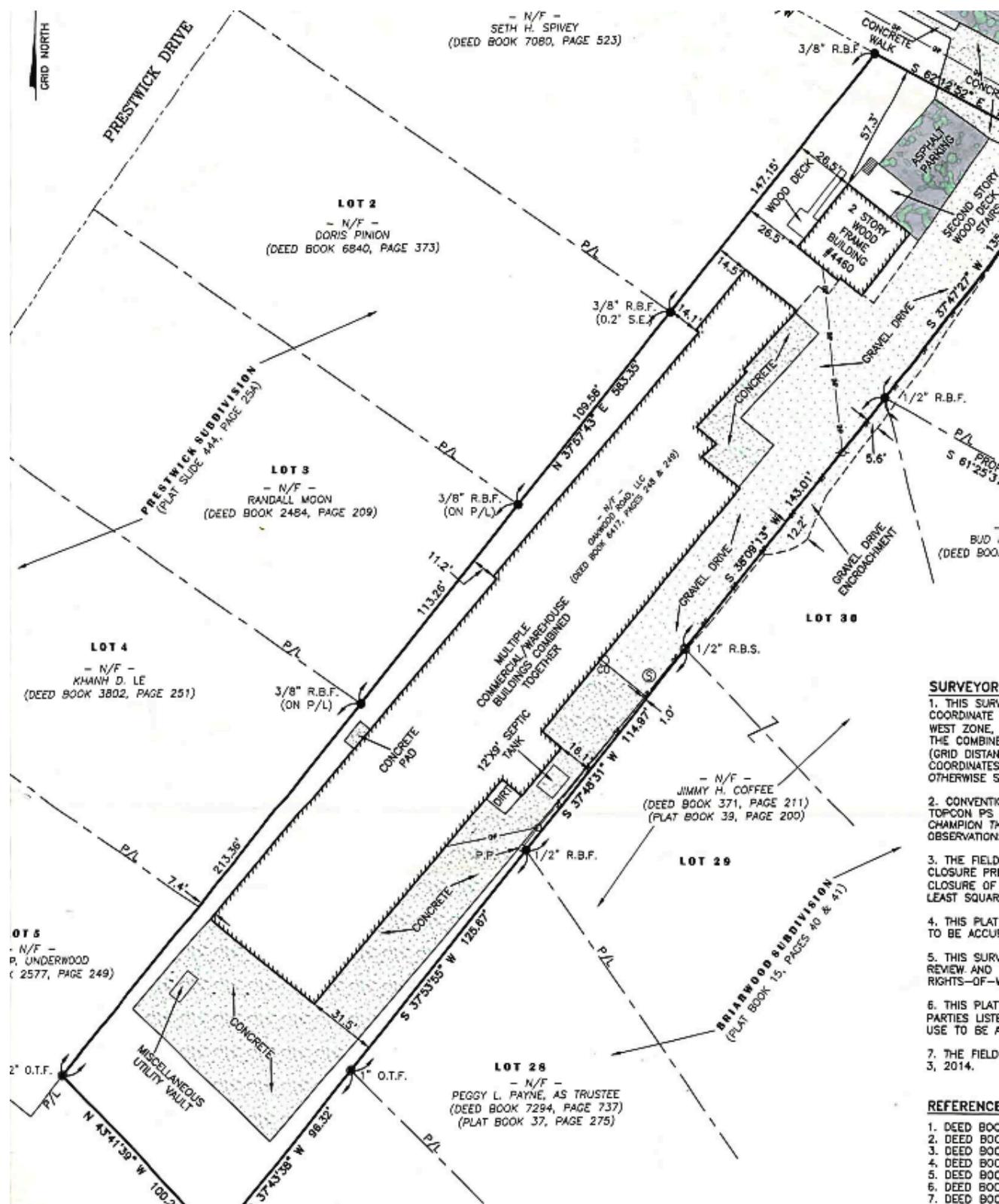




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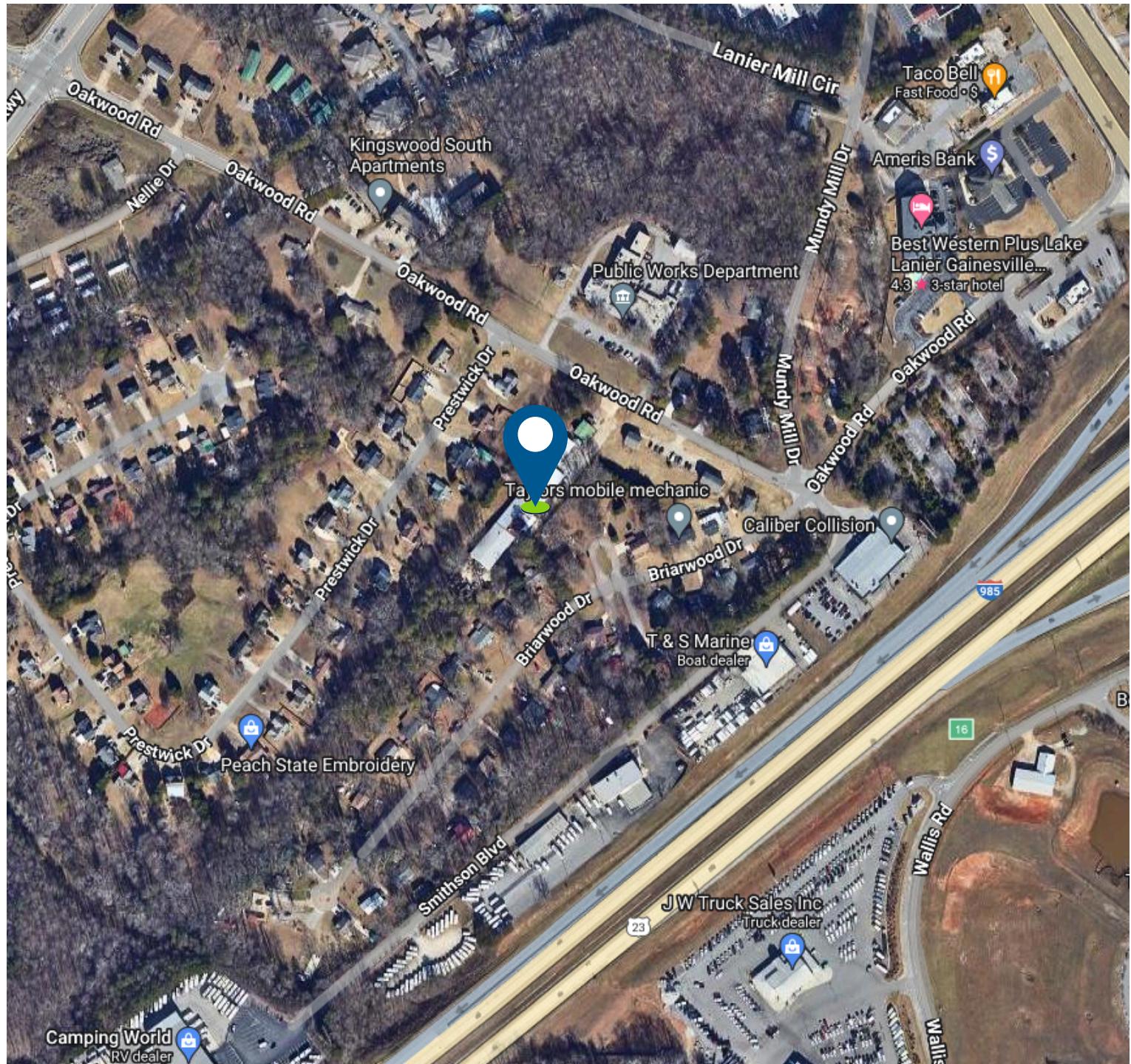
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Location Map





FOR MORE INFORMATION, PLEASE CONTACT:

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