



## Distribution Facility Available

### OFFERING SUMMARY

Lease Rate:	\$6.25 Psf (NNN)
Building SF:	202,500 +/- Square Feet
Office SF:	3,600 +/- Square Feet
Zoning:	Industrial
Ceiling Heights:	22' to 28'

### FOR INFORMATION

**BRIAN HUGHS, CCIM**  
Principal/Associate Broker

c | 678-316-4445  
o | 770-988-6383  
brian@candler.com

135 Maple Street, NW  
Gainesville, GA 30501

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





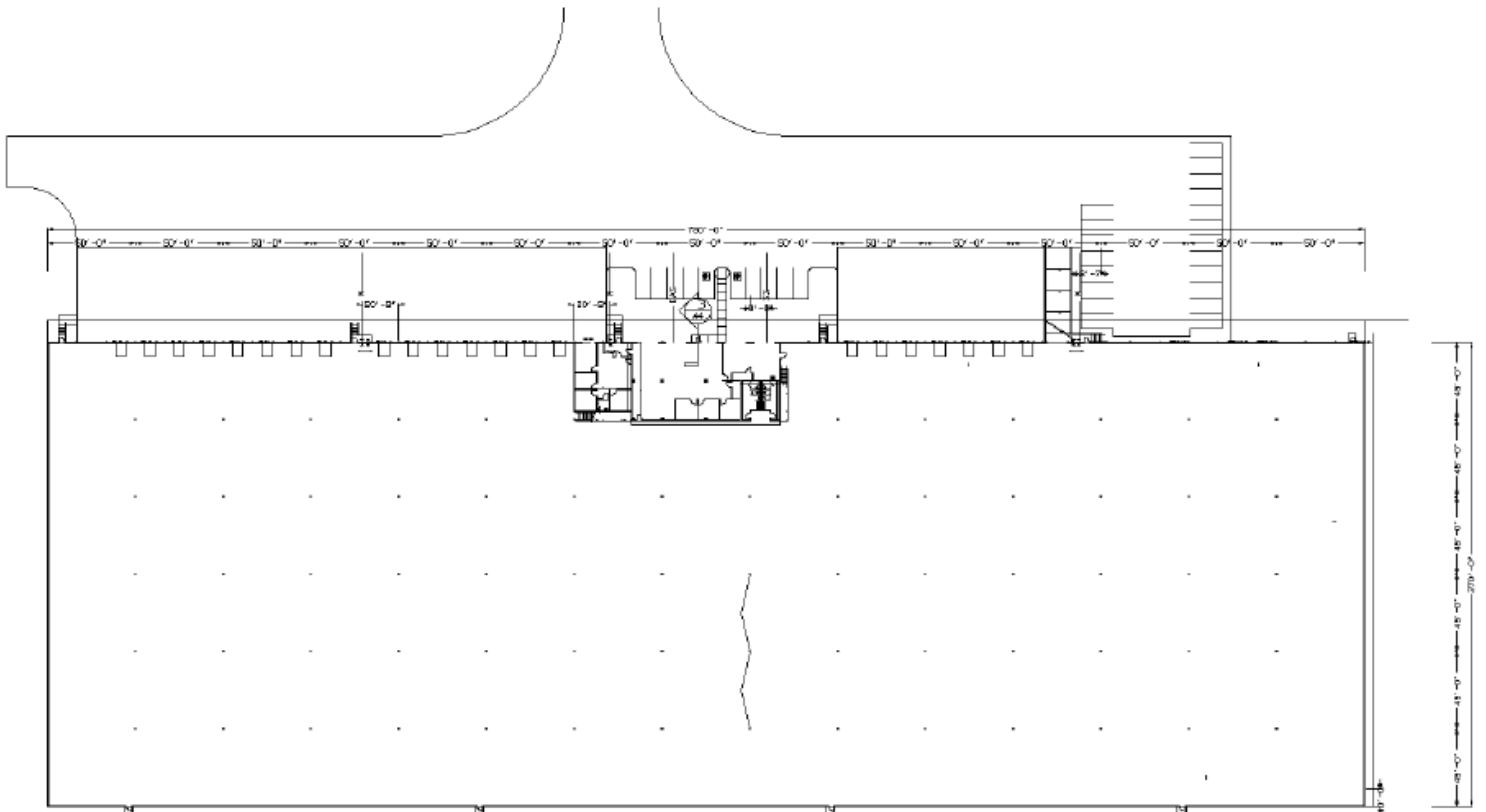
## PROPERTY HIGHLIGHTS

- 202,500 +/- square foot industrial distribution building
- 3,600 +/- square feet of office space with 7 private offices & 9 cubicles
- Constructed in 2001
- Ceiling Heights: 22' to 28'
- 22 dock high doors with levelers
- 1 drive in door
- 72 parking spaces
- Truck Court: 120'
- Sprinkler System: ESFR Wet System
- Floor Thickness: 6"
- Column Spacing: 50' x 45'
- Power: 1,000 amps / 480 volts
- All utilities available including sewer
- Excellent location off I-985 between Exit 4 and Exit 8

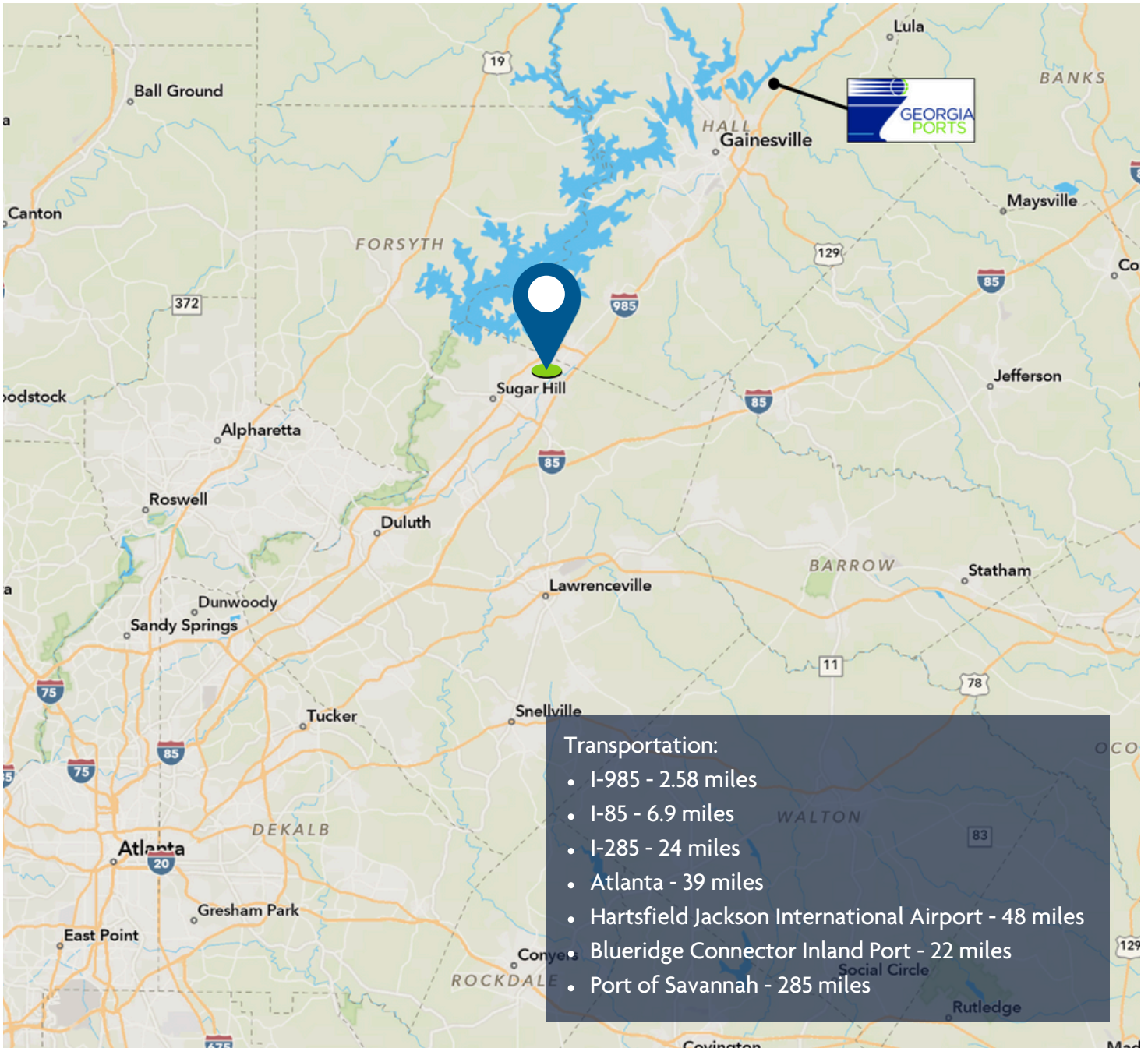




## FLOOR PLAN



## LOCATION MAP





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REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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**Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | [www.candler.com](http://www.candler.com)**

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