

## Warehouse/Distribution Space For Lease

2110 Chicopee Mill Rd  
Gainesville, GA 30504



## 2110 Chicopee Mill Rd (Mill#1)

### Offering Summary

Lease Rate:	call for rate
Building Size:	256,040 SF
Available SF:	217,540 SF

- Convenient location with easy access to both I-985 and downtown Gainesville
- Neighboring major new Industrial developments including Presco Industrial park and Fox Factory
- 217,540 SF Available
- 12 dock doors
- 3-789 SF Restrooms

### Get more information

**Sam B. Simpson**

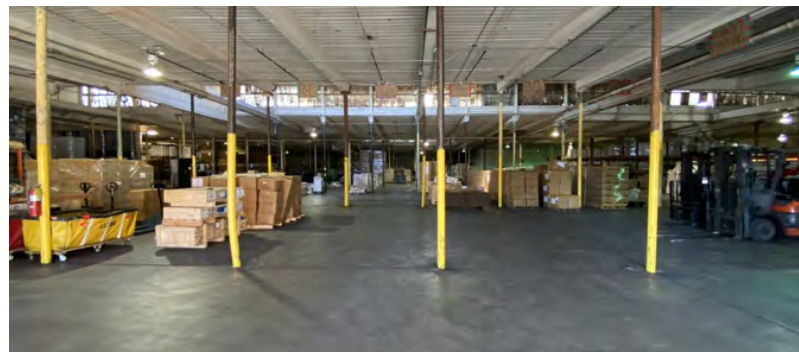
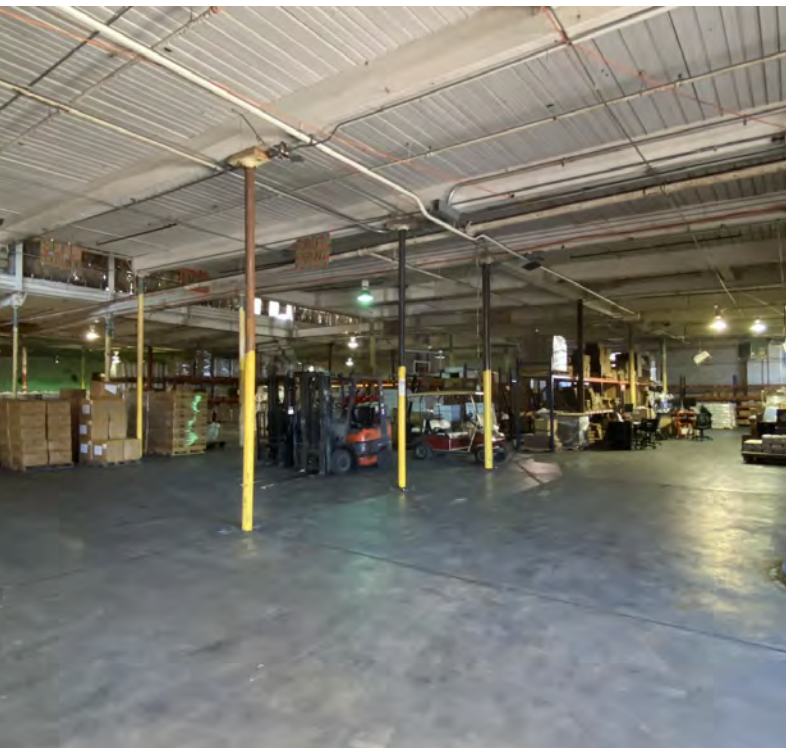
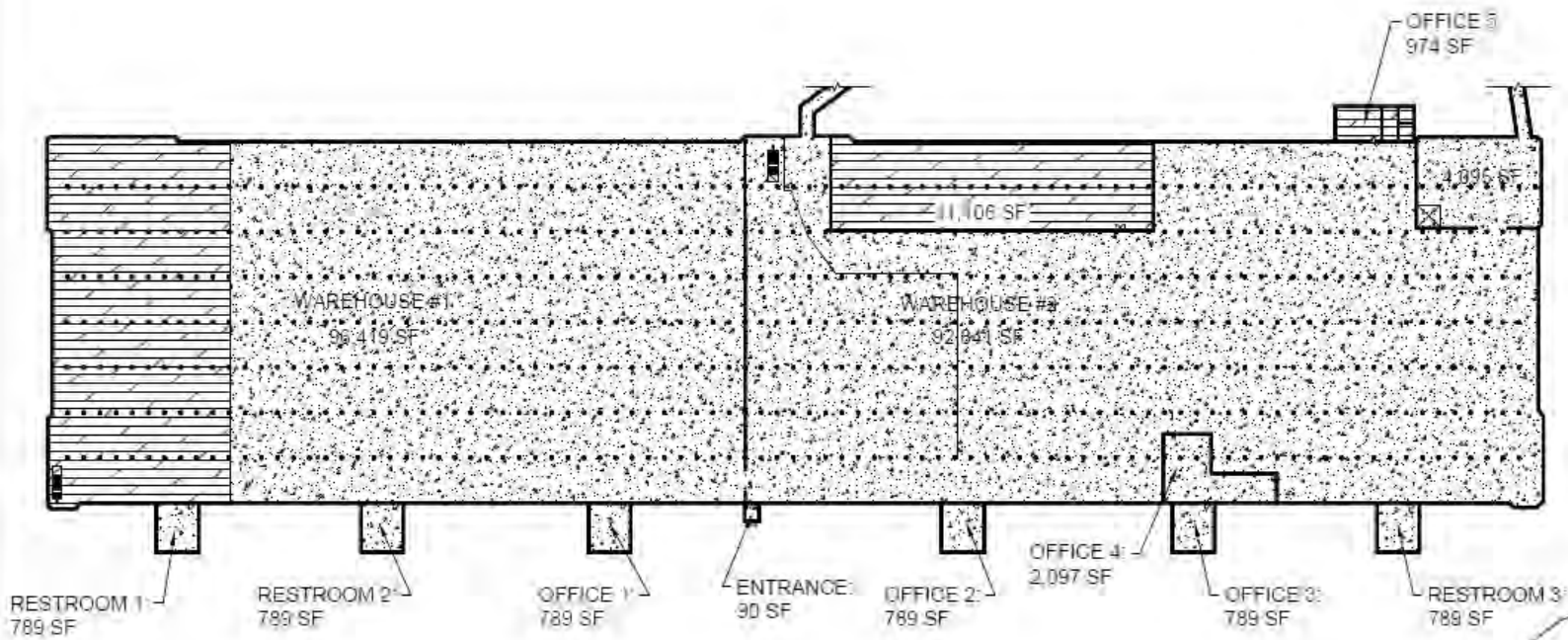
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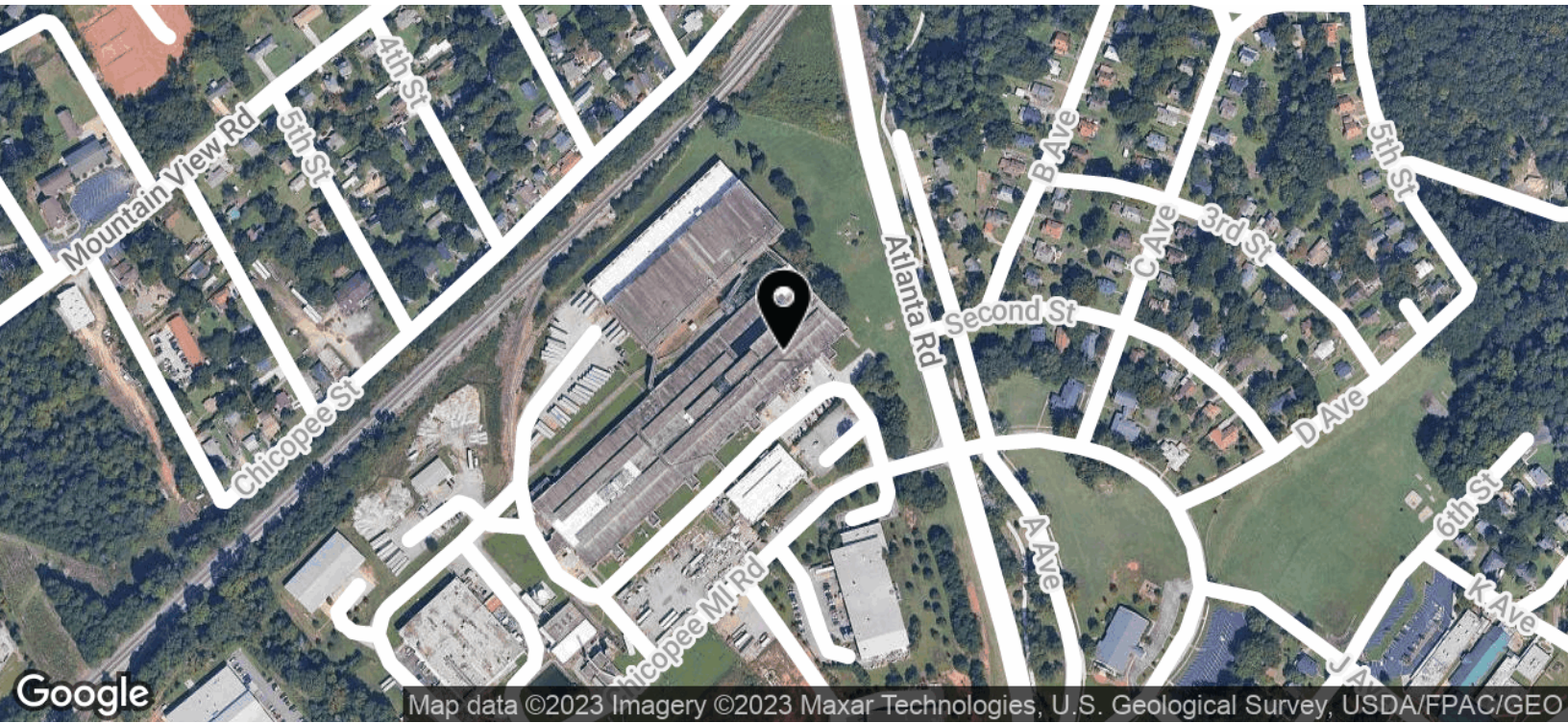


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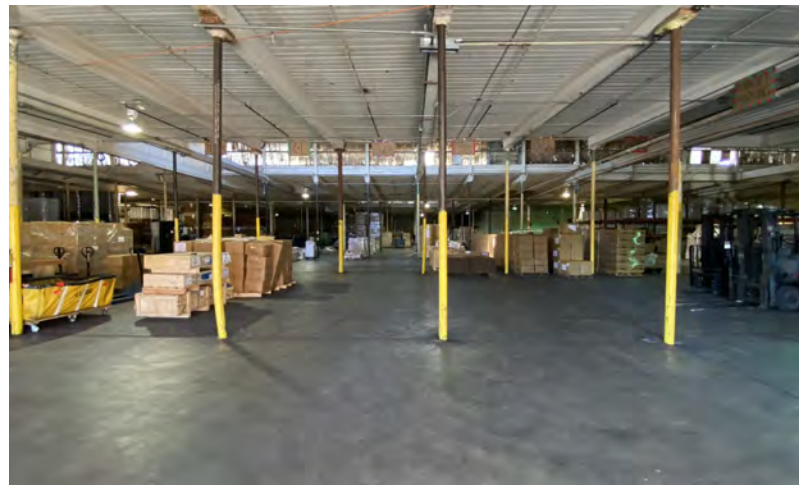
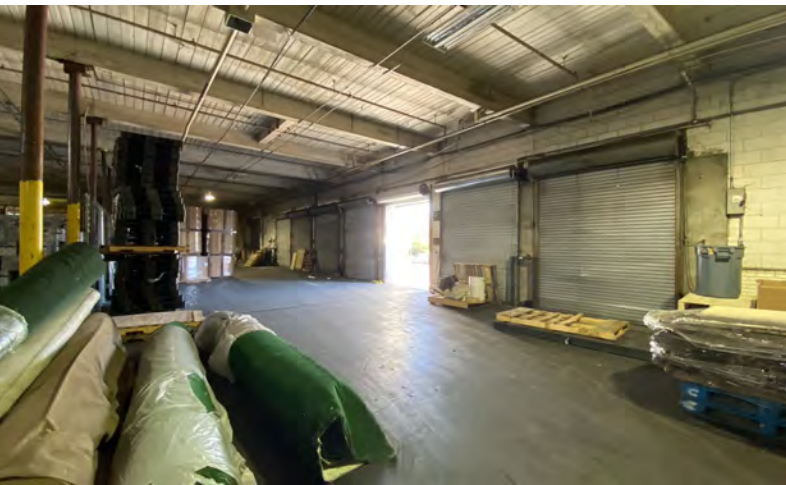
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# Space Photos

2110 Chicopee Mill Rd



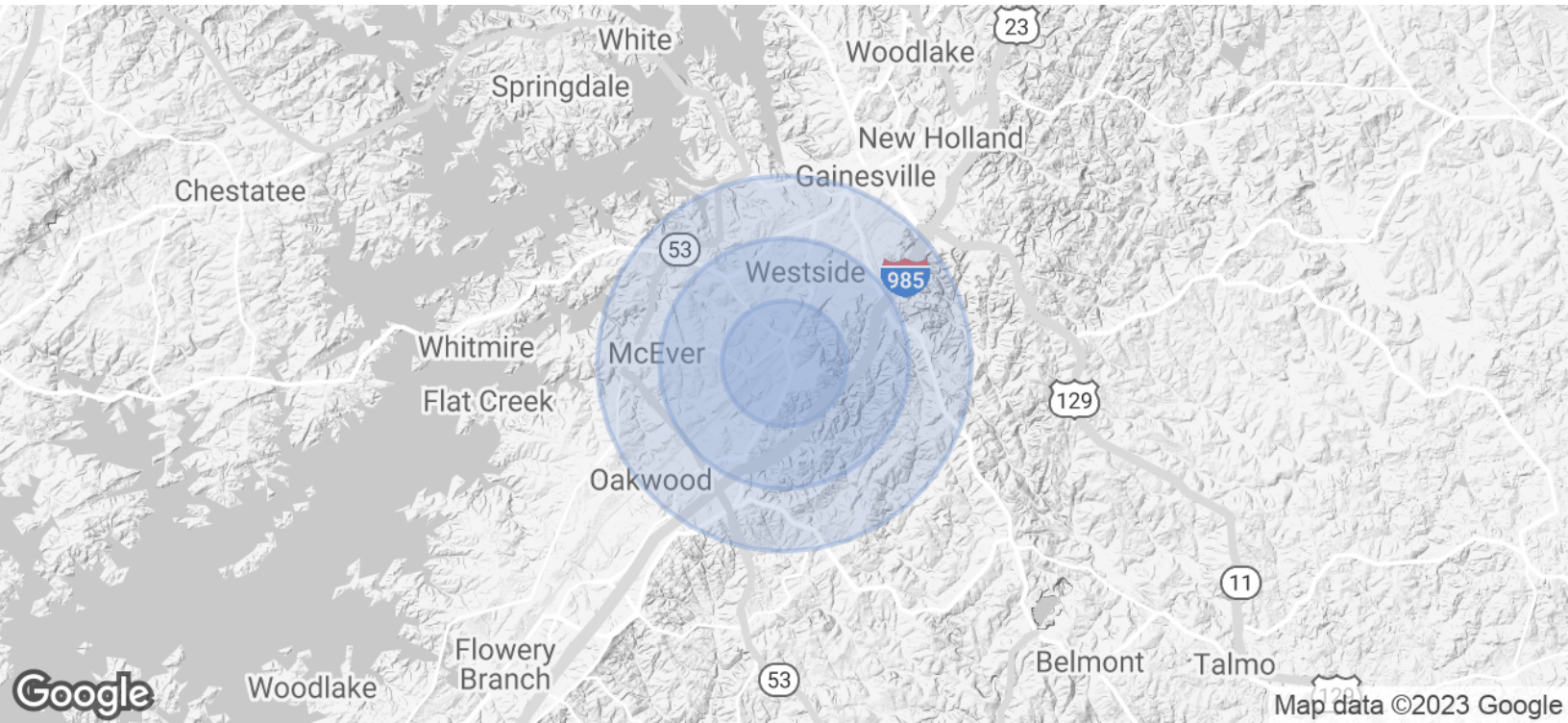
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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	3,306	16,855	35,553
Average Age	31.7	30.8	29.8
Average Age (Male)	28.3	28.9	27.6
Average Age (Female)	36.0	34.8	33.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	927	4,761	11,119
# of Persons per HH	3.6	3.5	3.2
Average HH Income	\$72,256	\$70,047	\$59,116
Average House Value	\$184,008	\$168,618	\$161,531

\* Demographic data derived from 2020 ACS - US Census



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A photograph of a warehouse interior. In the foreground, a red and white golf cart is parked. To the left, a forklift is partially visible. The background shows high ceilings with pipes, a basketball hoop, and various equipment. The text "Let's talk." is overlaid in large white font.

# Let's talk.

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