

NOW AVAILABLE FOR LEASE!



1364 CANDLER ROAD
GAINESVILLE, GA 30507

SCAN OR CLICK
TO VIEW
PROPERTY VIDEO



±22.2 USABLE ACRES OF OUTSIDE STORAGE | ±24,234 SF OF BUILDING IMPROVEMENTS | DIVISIBLE

**FOR MORE
INFORMATION:**

MENDY RUDER

Principal

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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE MENDY TEAM
SOUTHEAST INDUSTRIAL SERVICES

Property Highlights

985 IOS offers a rare opportunity to secure a large site near the Blue Ridge Connector, a 104-acre inland port with the capacity of 150,000 container lifts annually. With limited available Industrial Outside Storage (IOS) sites in Northeast Georgia, this site provides a cost-effective option for 1-2 occupiers. 985 IOS has multiple access points to Candler Rd and is just 0.4 miles from I-985, making it ideal for high throughput operations.

TOTAL SITE

Gross Acreage	28.3 Acres
Usable Acreage	±22.2 Acres
Building Improvements	- ±8,415 SF Office - ±8,519 SF Maintenance Shop - ±7,300 SF Covered Storage
Zoning	I-I (Hall County)
Paving	Mix of Compacted Gravel & Asphalt Millings
Security & Access	- Fenced, Gated & Security Cameras Across Site - 2 Points of Site Access to Candler Road
NOTE	The site has been recently improved with new surface/compaction throughout. The site is recently vacated and is available for lease.



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PROPERTY SPECIFICATIONS

BUILDING #5 (720 SF)

- Office Trailer

BUILDING #4 (8,562 SF)

- 16' Clear Height
- 4 Oversized Doors (12' x 14')
- 3 Offices
- 5,038 SF Maintenance Building
- 3,524 SF Covered Storage

BUILDING #1 (12,805 SF)

- 7,760 SF High-End Office, 6 Restrooms
- 2,415 SF Maintenance Building
 - 18' - 22' Clear Height
 - 4 Cross-Docked Drive-Ins (12' x 16')
- 2,630 SF Covered Storage

2

±12.0 ACRES

1

±10.2 ACRES

BUILDING #2 (1,200 SF)

- 2 Drive-Ins Doors (12' x 10')

BUILDING #3 (546 SF SHOP)

- 1 Oversized Door (13' x 14')
- Air/Fuel Lines



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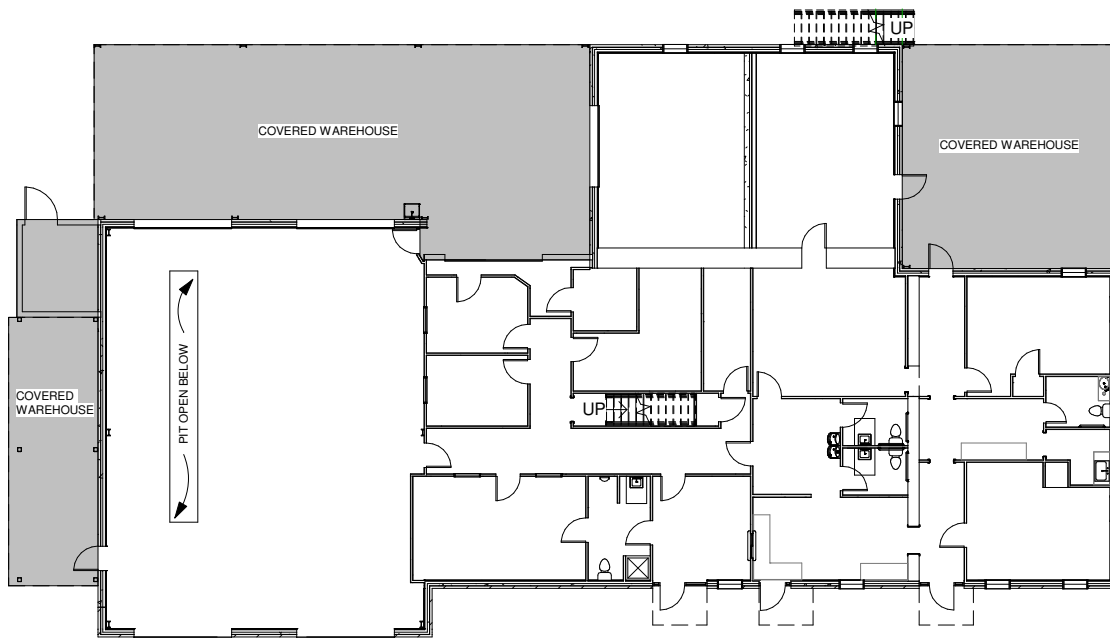
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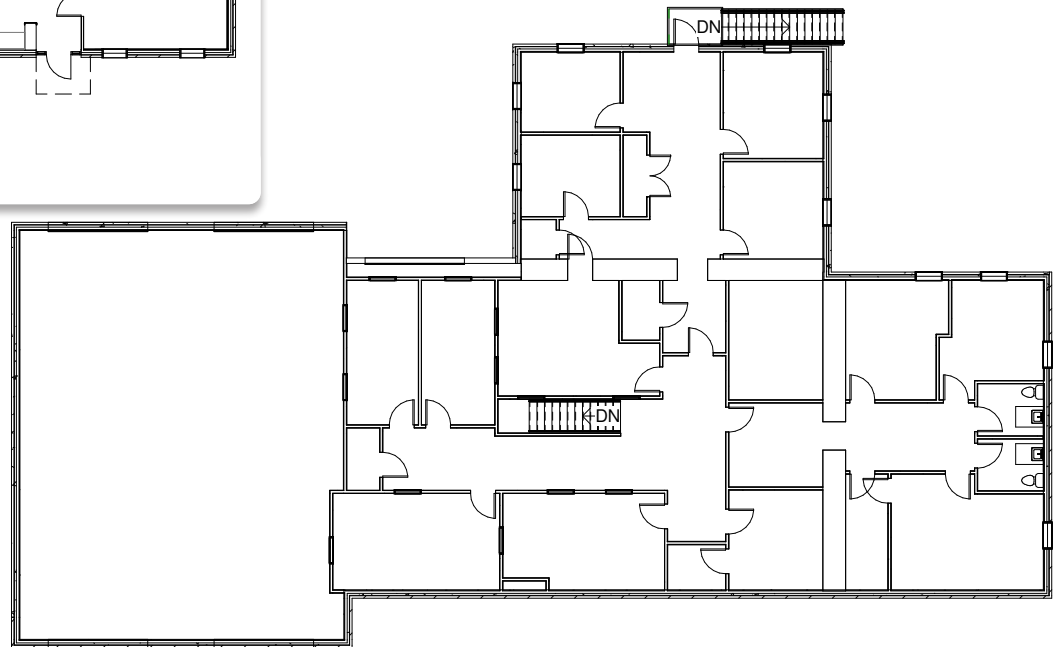
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SITE 1 | BUILDING #1 | 12,805 SF



FIRST FLOOR



SECOND FLOOR



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SITE 1 | ±10.2 AC



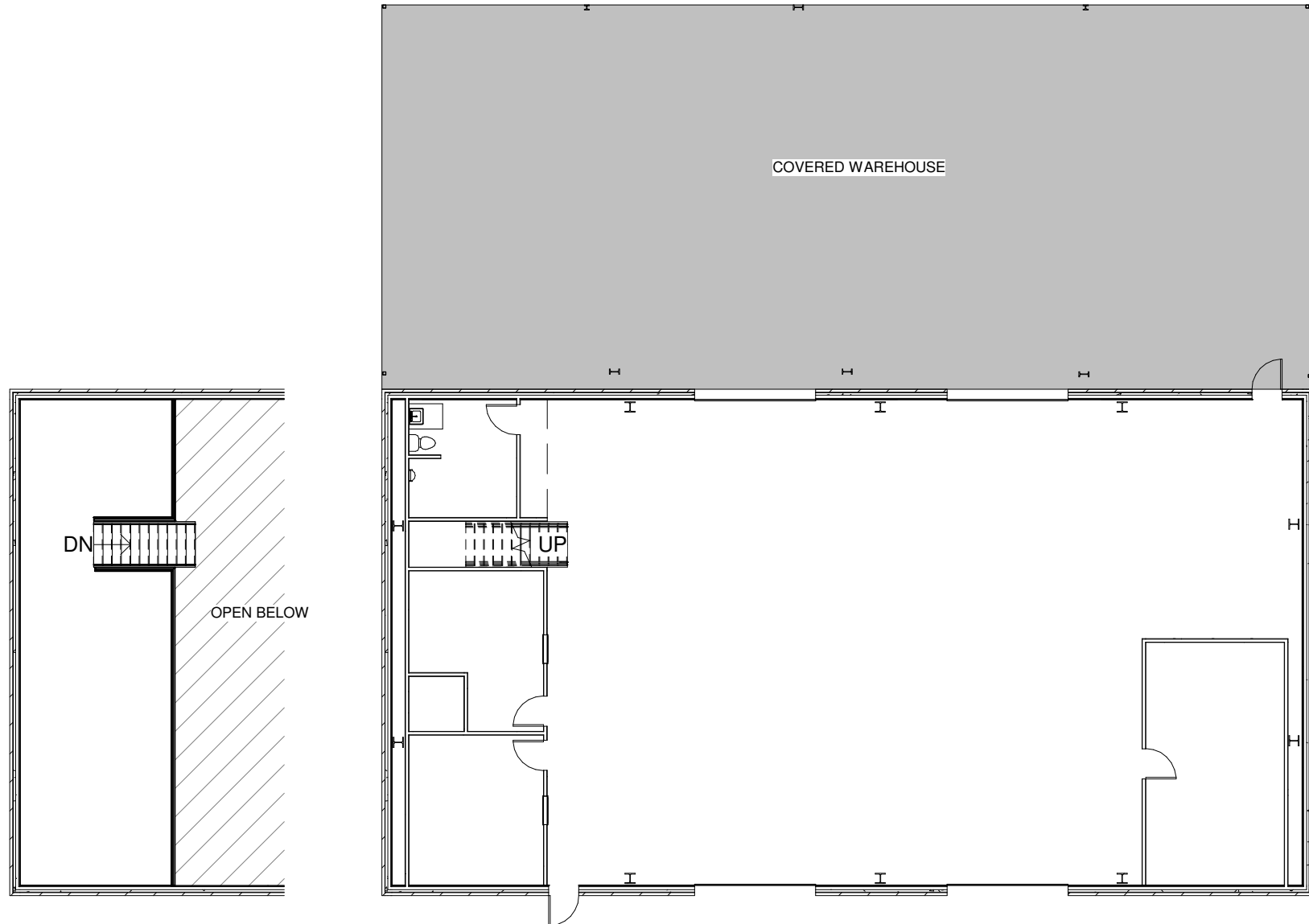
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SITE 2 | BUILDING #4 | 8,562 SF



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SITE 2 | ±12.0 AC



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Location Highlights



KEY DISTANCES

-  **Gainesville Inland Port** | 8 mi | **12 mins**
-  **Interstate 85** | 20 mi | **19 mins**
-  **Atlanta Int’L Airport** | 64 mi | **88 mins**
-  **Inland Port Greer, SC** | 118 mi | **121 mins**
-  **Appalachian Regional Port** | 92 mi | **132 mins**
-  **Port of Savannah** | 295 mi | **280 mins**



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Gainesville Inland Port

Blue Ridge Connector | Delivery May 2026

KEY BENEFITS

1

Direct Rail Link to Port of Savannah

Connects North Georgia directly by rail to the #2 most connected port in the U.S., reducing transit times and improving logistics efficiency

2

Reduced Transportation Costs & Congestion

Eliminates a 600-mile round trip by truck, cutting costs for importers/exporters and easing congestion on Georgia highways

3

High Capacity

Capable of handling 200,000 containers annually with 18,000 feet of working tract, allowing for significant cargo throughput

4

Strategic Location

Positioned near major highways (I-85, I-985, Hwy 365, Hwy 129, Hwy 441), offering fast regional access and strong logistics support

5

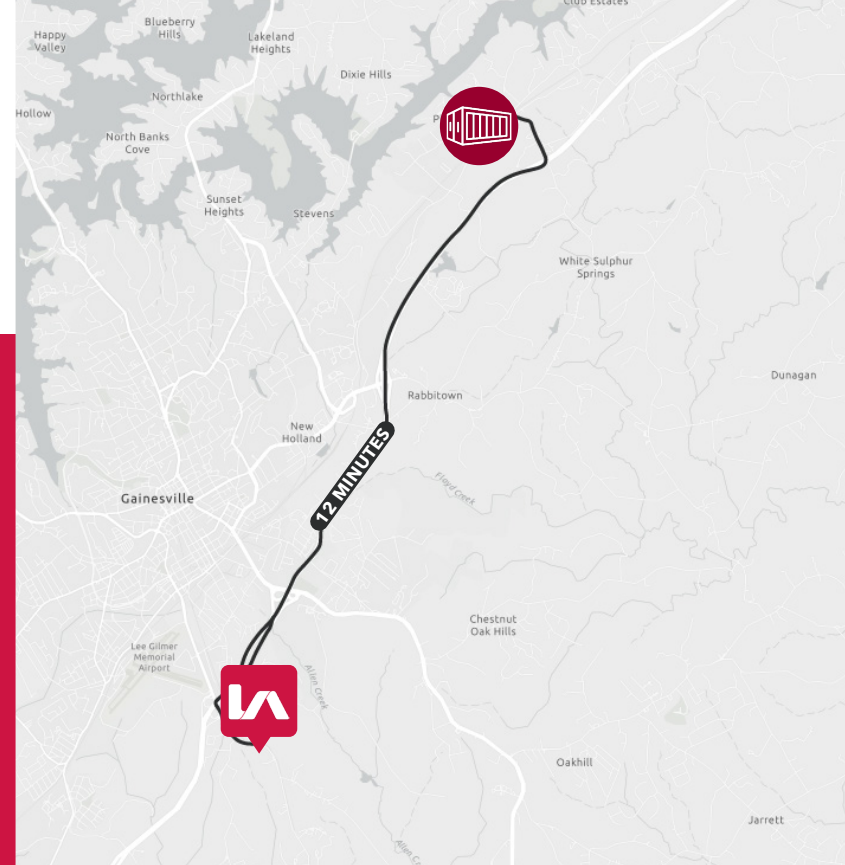
Sustainability Focused

Reduces emissions by 75% compared to road transport, utilizes 14 hybrid-electric cranes, & incorporates noise-/light-reducing technology

6

Supports Regional Economic Development

Will serve existing port users while attracting new investment and creating opportunities in manufacturing and logistics across NE Georgia



Courtesy of GA Port Authority



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