



### OFFERING SUMMARY

Office Lease Rate:	\$6.50 per square foot (NNN)
Office Available square feet:	8,000 square feet
Warehouse Available square feet:	Up to 9,000 +/- square feet
Outside Storage Available:	1.6 +/- Acres
Zoning:	Light Industrial

### FOR INFORMATION

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

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## PROPERTY HIGHLIGHTS

- 3,759 +/- square feet of warehouse space with access to 3 drive in doors with 3 loading docks and additional 9,000 +/- square feet of warehouse with 1 drive in bay
- 8,000+/- square feet office available
- Large multipurpose conference room and breakroom
- Lobby area with receptionist/administrative office
- Carded security system in place with cameras
- Gated parking
- 1.6 +/- acres of paved and fenced outside storage ideal industrial outside storage
- Easily accessible - 2 miles from Highway 365, less than 1 mile from Habersham County Airport
- 18 miles from planned Northeast Georgia Inland Port

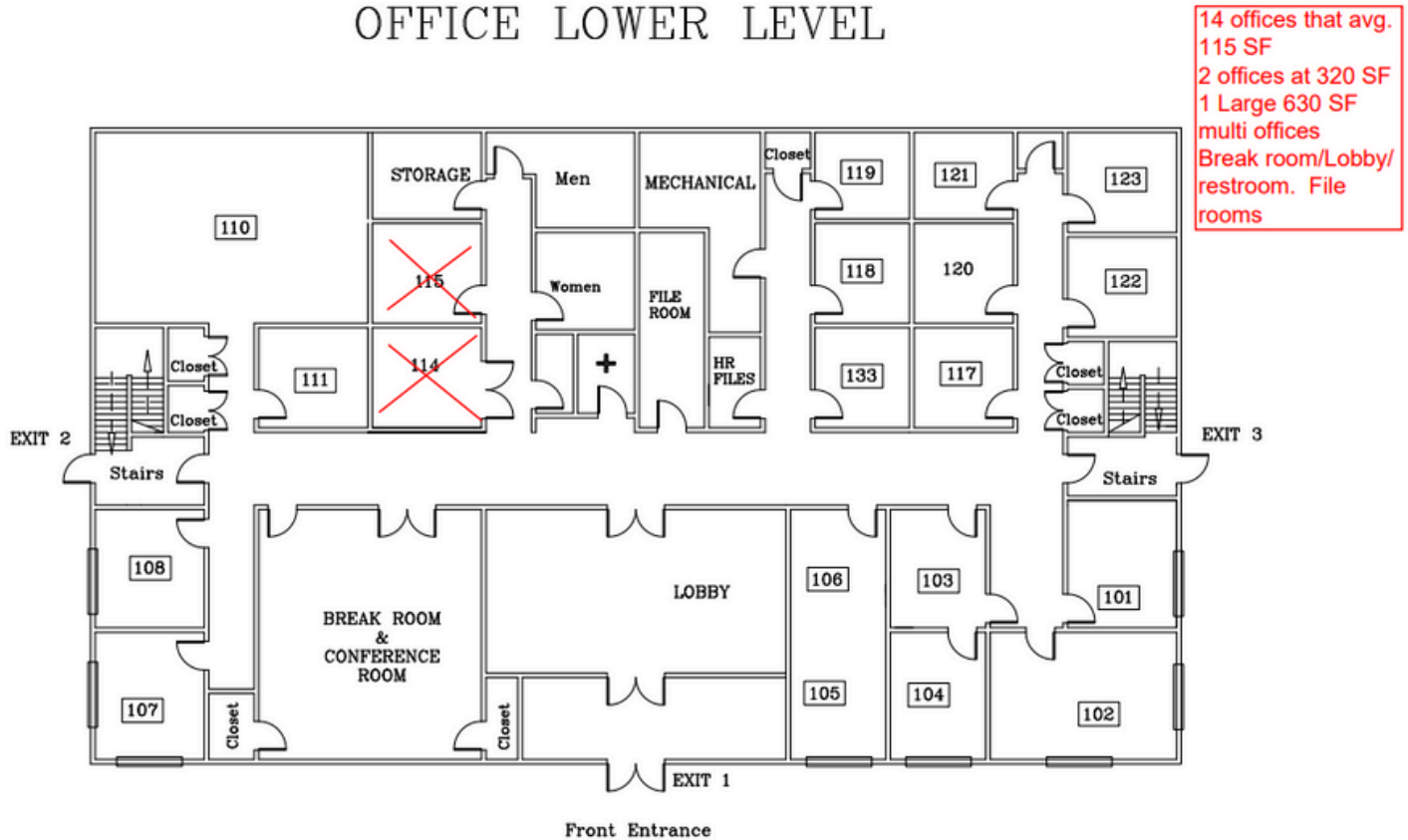








OFFICE LOWER LEVEL



14 offices that avg.  
115 SF  
2 offices at 320 SF  
1 Large 630 SF  
multi offices  
Break room/Lobby/  
restroom. File  
rooms

## Map Location







# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

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