



### OFFERING SUMMARY

Asking Price:	\$6,850,000.00
Total Building:	67,604 +/- Square Feet
Lot Size:	3.35 +/- Acres
Price / SF:	\$101.32
Current Zoning	Heavy Industrial
Highest of Best Use:	Commercial

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





## PROPERTY HIGHLIGHTS

- Building size: 67,604 +/- square feet
- Lot size: 3.53 +/- acres
- Metal and masonry construction
- All utilities
- Fully sprinkled
- Fenced in corner lot with access via lighted intersection
- Located off heavily trafficked E.E. Butler Parkway and Athens Highway traffic count of 38,100+ AADT
- 0.2 miles from I-985 Exit 22, 2.0 miles from Lee Gilmer Memorial Airport and Northeast Georgia Medical Center
- 6.8 miles from Northeast Georgia Inland Port, 63 miles from Hartsfield-Jackson Atlanta International Airport

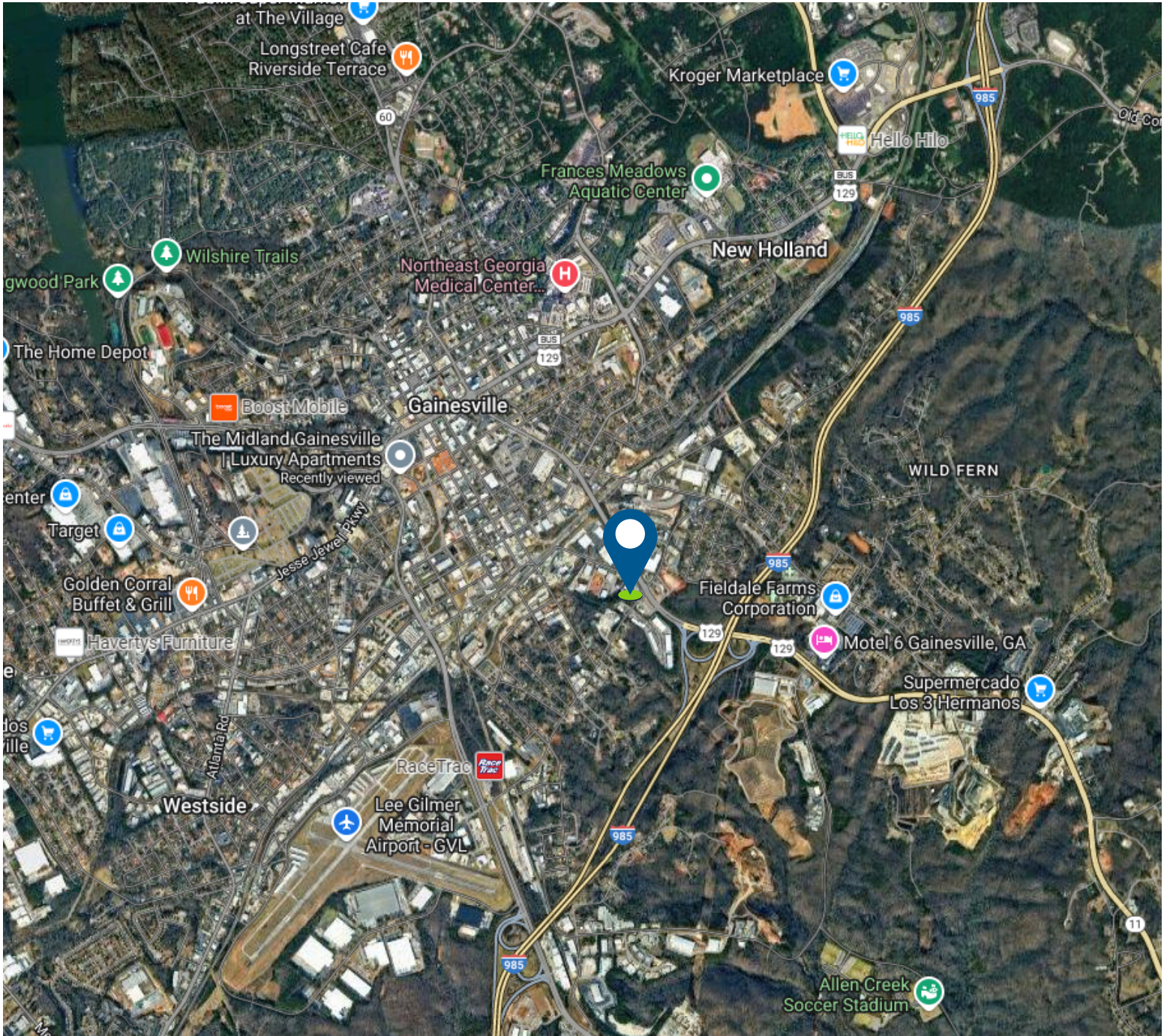








## MAP LOCATION





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FOR MORE INFORMATION, PLEASE CONTACT:

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