



2225 Centennial Drive
Gainesville, GA 30504

For Sale

28,100 SF
Industrial/Flex

THE OFFERING

- » ± 28,100 SF on 4.28 Acres
- » Zoning: I1 (Light Industrial)
- » Ceiling height: 14' to 18'
- » Steel construction
- » Clear-span in warehouse areas
- » Two dock-high doors:
One 8'x8' and one 10'x 10'
- » Currently used as office and lab space
including several demised clean rooms and lab
areas
- » Could be converted back to office/warehouse
space if desired
- » Three-phase power
- » Four miles from I-985
- » Eleven miles from the new Inland Port
- » Generator and other lab and testing equipment
available for additional consideration

J. Otis Rylee

c 706 870 0621 | o 404 812 4086
orylee@naibg.com

Brock Wilson

c 706 207 1480 | o 404 812 9667
bwilson@naibg.com

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PROPERTY PHOTOS

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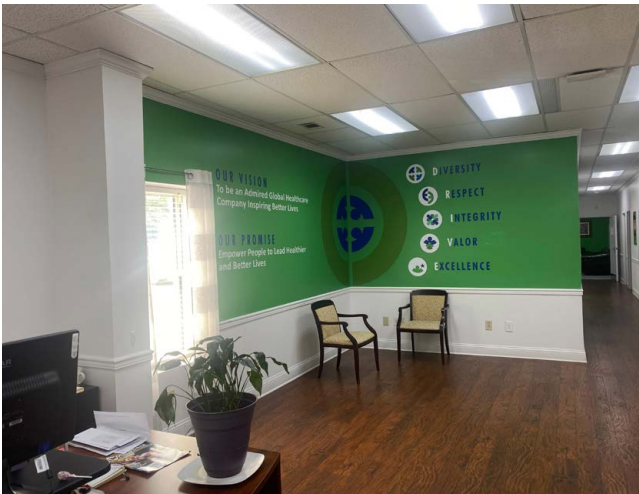
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NAI Brannen Goddard

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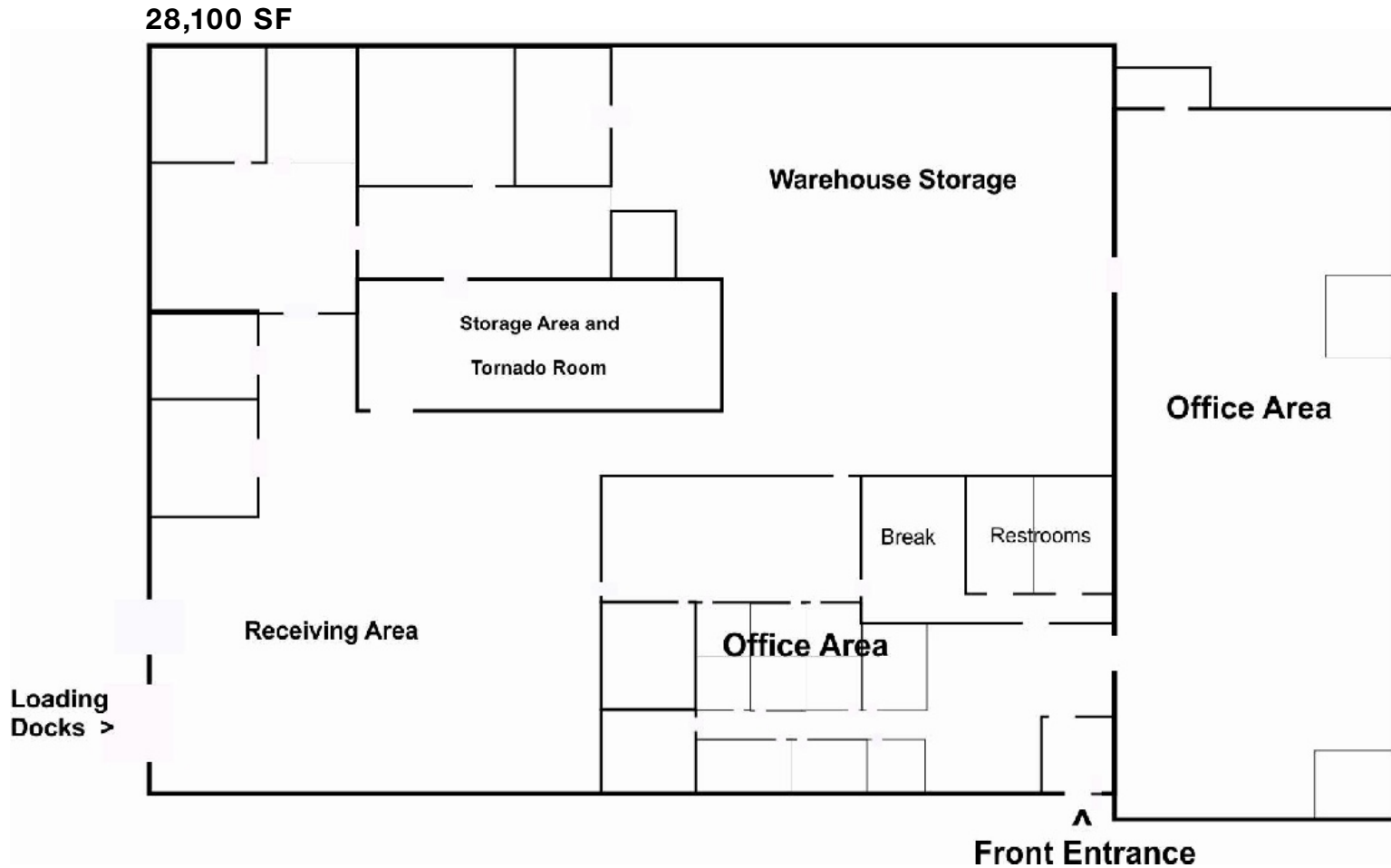


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FLOOR PLAN

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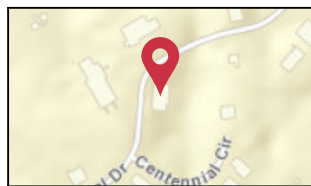
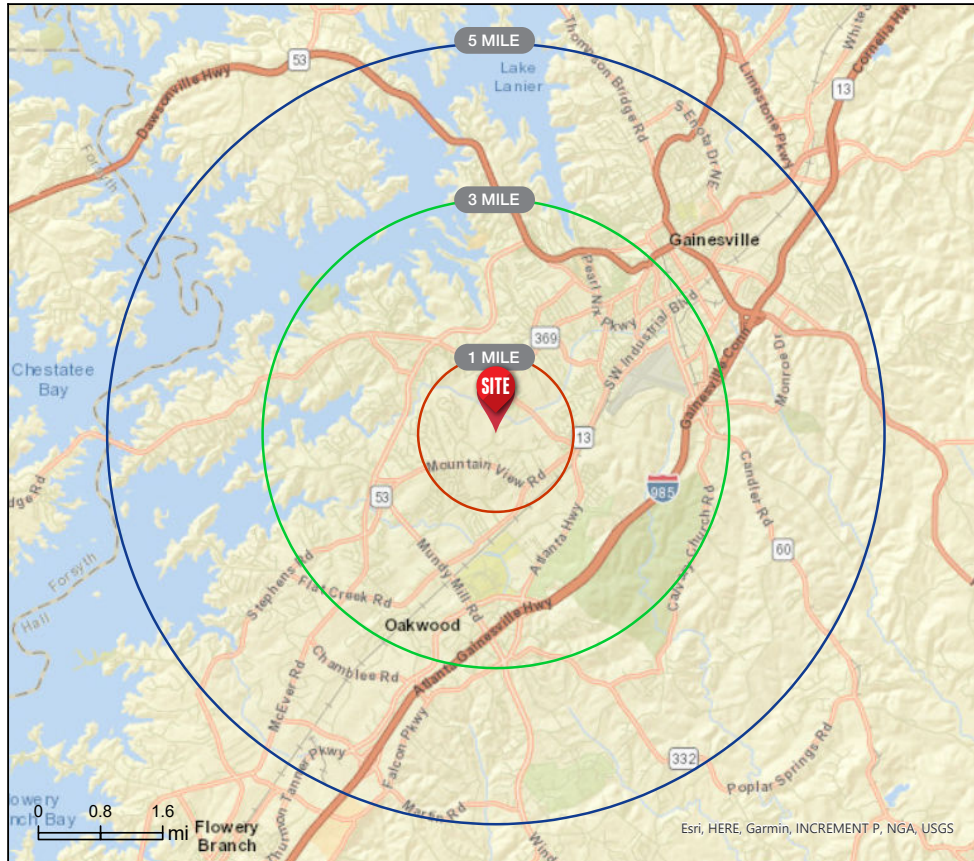
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DEMOGRAPHICS

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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	5,821	33,633	68,072
Households	1,377	10,088	21,699
Families	1,109	7,158	15,204
Average Household Size	4.23	3.31	3.04
Owner Occupied Housing Units	864	4,783	11,471
Renter Occupied Housing Units	513	5,305	10,225
Median Age	27.7	28.6	30.4
Census 2020 Summary			
Population	7,152	39,356	75,662
Households	1,955	12,987	26,089
Average Household Size	3.66	3.01	2.84
2023 Summary			
Population	7,762	40,954	79,009
Households	2,162	13,648	27,459
Families	1,656	9,300	18,622
Average Household Size	3.59	2.98	2.82
Owner Occupied Housing Units	1,882	8,257	16,880
Renter Occupied Housing Units	280	5,391	10,579
Median Age	30.1	31.1	33.1
Median Household Income	\$67,233	\$58,143	\$59,593
Average Household Income	\$89,513	\$82,288	\$85,879
2028 Summary			
Population	7,924	42,874	81,139
Households	2,238	14,436	28,439
Families	1,711	9,777	19,226
Average Household Size	3.54	2.95	2.80
Owner Occupied Housing Units	1,966	8,586	17,532
Renter Occupied Housing Units	272	5,851	10,908
Median Age	30.0	31.2	33.7
Median Household Income	\$75,412	\$64,749	\$67,325
Average Household Income	\$101,659	\$95,057	\$99,595
Trends: 2023-2028 Annual Rate			
Population	0.41%	0.92%	0.53%
Households	0.69%	1.13%	0.70%
Families	0.66%	1.01%	0.64%
Owner Households	0.88%	0.78%	0.76%
Median Household Income	2.32%	2.18%	2.47%

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AERIAL

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