

# INDUSTRIAL BUILDING FOR SALE OR LEASE

1569 Fulenwider Road | Gainesville, GA 30507



## Service Shop/Warehouse

### OFFERING SUMMARY

Lease Rate:	\$14.00 per SF (NNN)
Available SF:	9,600 +/- Square Feet
Acreage:	0.93 Acres
Zoning:	Light Industrial

### FOR INFORMATION

JOVANI CALO  
C | 404-996-9953

BENNETT SMITH  
C | 770-718-6565

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## PROPERTY HIGHLIGHTS

- Ideal use is trucking or machinery service shop
- Built in 2021
- Fully fenced outside storage
- 21' ceiling height
- 8 Total Drive in doors 12'x16'
- Power: 600Amps, 3 Phase, 208 Volts
- 2 Ton Gantry Crane
- 3 Exhaust fans in warehouse
- Drop outlets in warehouse
- LED lighting
- Enclosed washing bay with commercial pressure washer and floor drain
- Air compressor with lines in place
- Updated security system in place with cameras and flood lights
- Less than 10 minutes from Downtown Gainesville
- 1.3 miles from I-985 off Exit 20, 2.8 miles from Lee Gilmer Memorial Airport, 9.5 miles from planned Northeast Georgia Inland Port
- **PROPERTY IS CURRENTLY UNDER CONTRACT LEASE CONTINGENT ON SALE OF PROPERTY**

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## LOCATION MAP

