



## Office/Warehouse Available

### OFFERING SUMMARY

Lease Rate:	\$7,200/Mo + \$125 OPEX
Available Square Feet:	7,500 +/- Square Feet
Zoning:	Industrial

### FOR INFORMATION

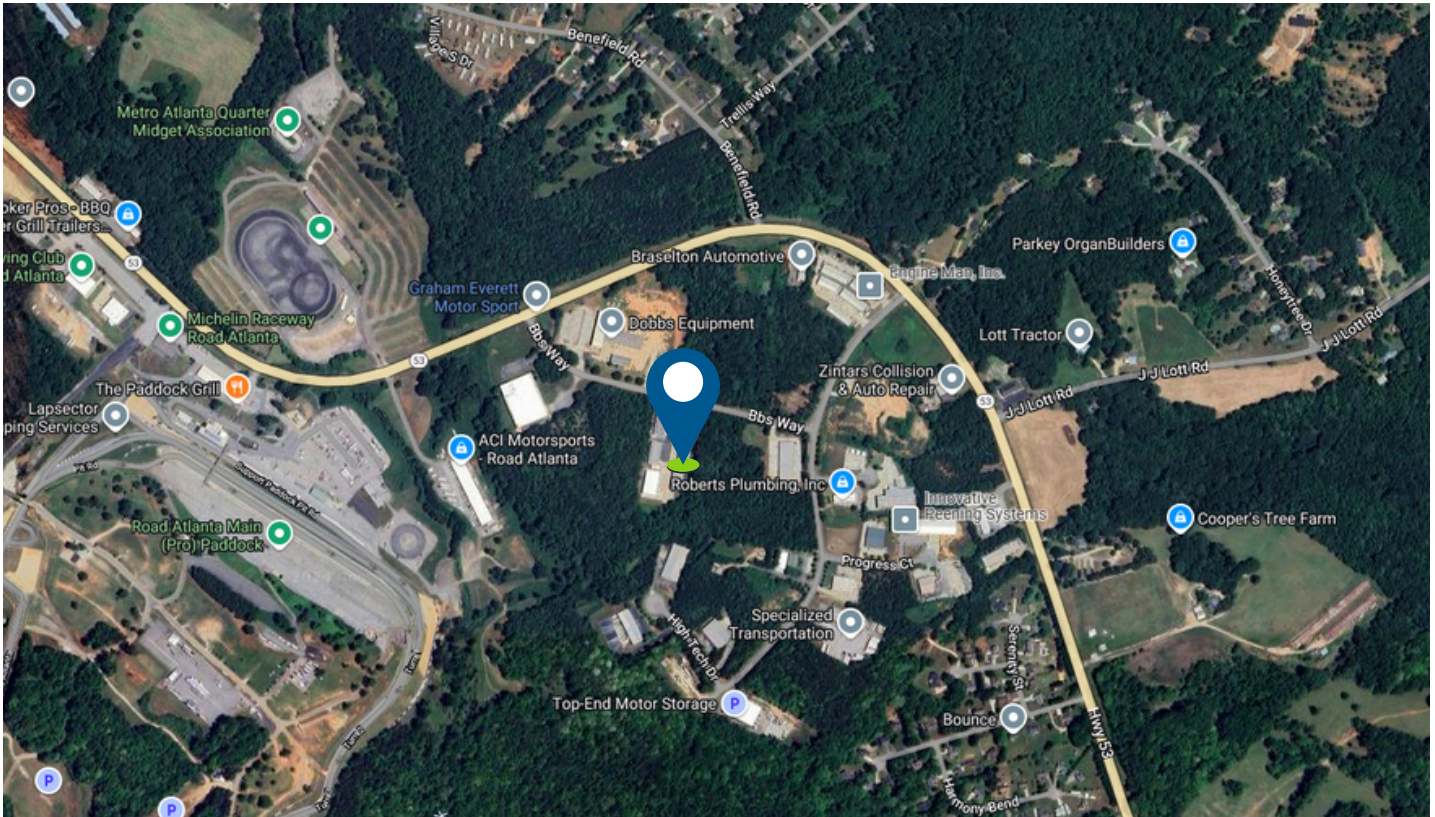
LEE HEMMER, CCIM, SIOR  
Principal/Managing Broker

o | 770-988-6383  
lee@candler.com

135 Maple Street, NW  
Gainesville, GA 30501

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





## PROPERTY HIGHLIGHTS

- 7,500 +/- SF Warehouse
- 1,500 +/- SF Office
- 18' to 22' Ceiling Height
- 1 Drive In Door
- 1 Dock High Door (Exterior)
- 120 - 230V Single Phase
- 480V 3 Phase
- Mezzanine Storage





# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

**LEE HEMMER, CCIM, SIOR**

*Principal/Managing Broker*

o | 770-988-6383  
lee@candler.com



**Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | [www.candler.com](http://www.candler.com)**

© 2022 Candler Real Estate. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Candler Real Estate does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.