



CANDLER

REAL ESTATE

3315 Dawsonville Hwy | Gainesville, GA 30506

DON GRIMSLEY

Senior Commercial Sales Associate don@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Warehouse Space For Lease

3315 Dawsonville Hwy, Gainesville, GA 30506



Property Description

This 3,000 SF Warehouse Building is suited for a low traffic, light use user, It is located on a residential property therefore would be a perfect space for a local business, car collector, etc.

Property Highlights

- Warehouse dimensions: 50' x 60'
- 8 inch concrete pad
- Three (3) 12' x 10' roll up doors: one door is a drive-in with a gravel ramp
- Middle door is an automatic open
- 13' Ceiling clearance
- Security System

Offering Summary

Lease Rate:	\$8.00 SF/yr (Gross)
Available SF:	3,000 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	59	141	409
Total Population	150	360	1,042
Average HH Income	\$121,376	\$120,083	\$119,529

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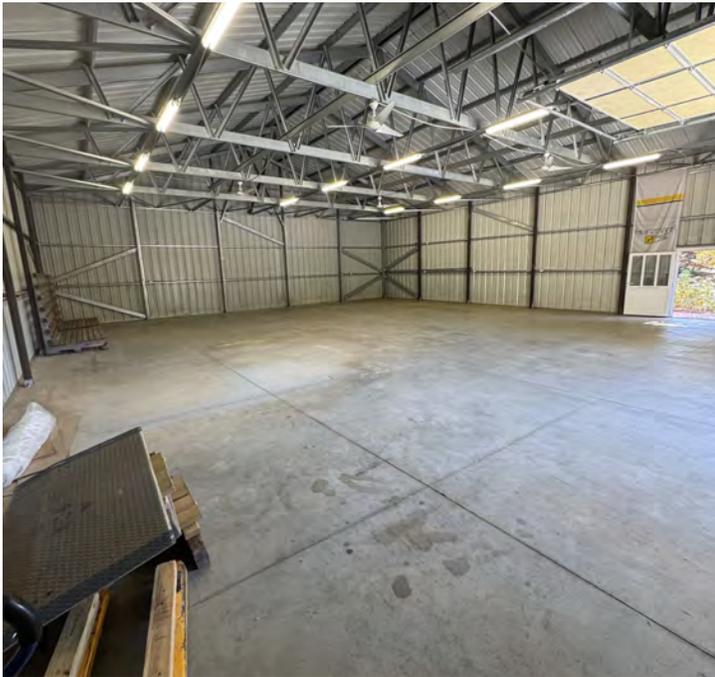
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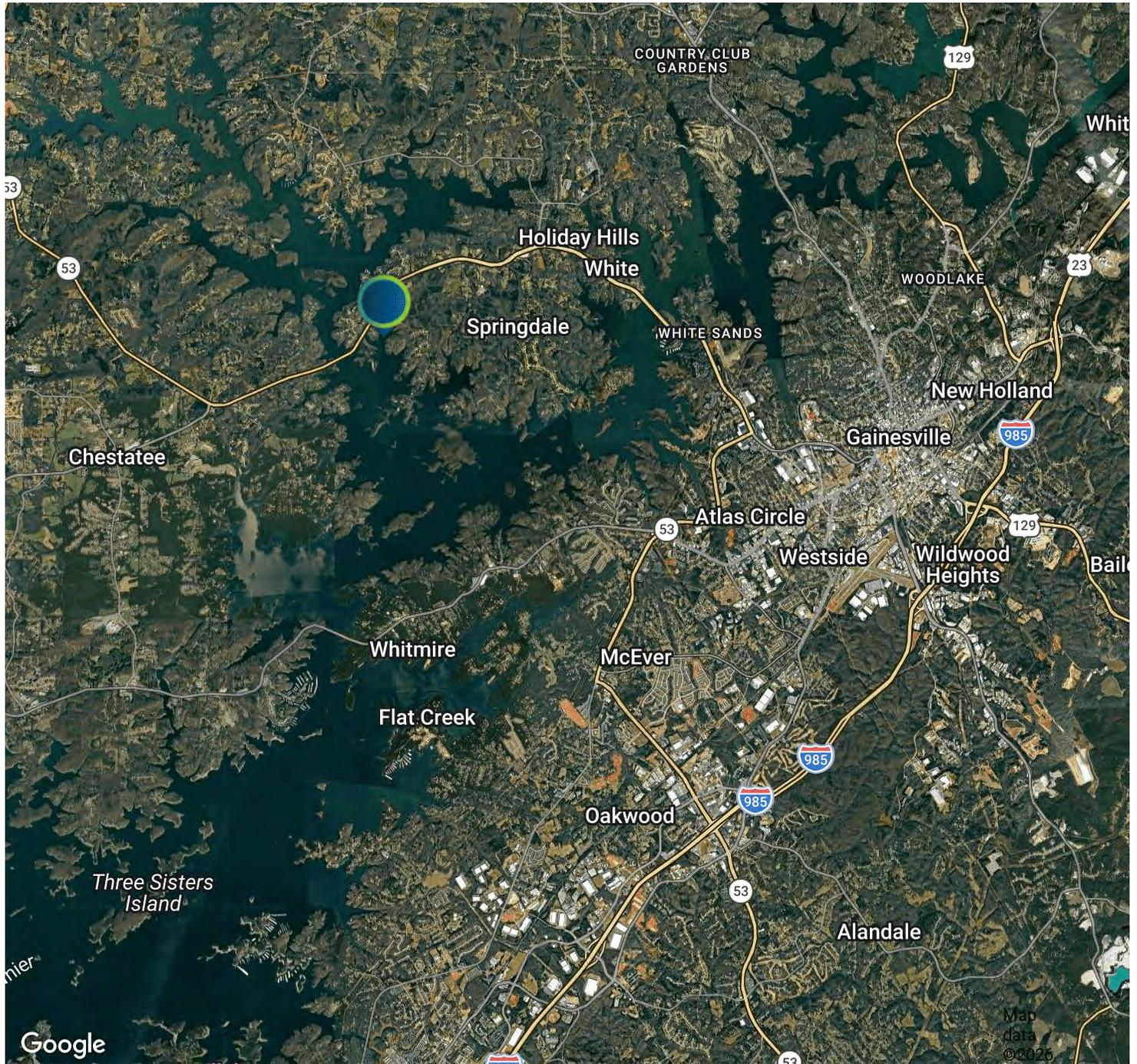
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