



CANDLER

REAL ESTATE

520 Maple Street | Gainesville, GA 30501

DON GRIMSLEY

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



Local Understanding
+ **Industry Expertise**

Warehouse/Distribution For Lease

520 Maple Street, Gainesville, GA 30501



Property Description

Introducing 520 Maple Street, an exceptional warehouse property available for lease in Gainesville, GA. This property is all about location, location, location - situated in the heart of midtown Gainesville. With approximately 11,000 SF of warehouse space and +/- 2,000 SF of office, this property would serve as a great facility for a small warehouse/distribution company or as an 'overflow' warehouse for a local business. Warehouse space is air-conditioned and has 3-phase 220 amp service. Additionally, there are two (2) 7'10 x 9' sliding dock doors and a dock that could accommodate a box truck or small trailer truck.

Offering Summary

Lease Rate:	\$8,287.00 per month (MG)	
Number of Units:	1	
Available SF:	13,000 SF	
Lot Size:	0.72 Acres	
Building Size:	23,825 SF	

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	115	688	2,922
Total Population	359	2,180	8,854
Average HH Income	\$48,454	\$49,983	\$56,405

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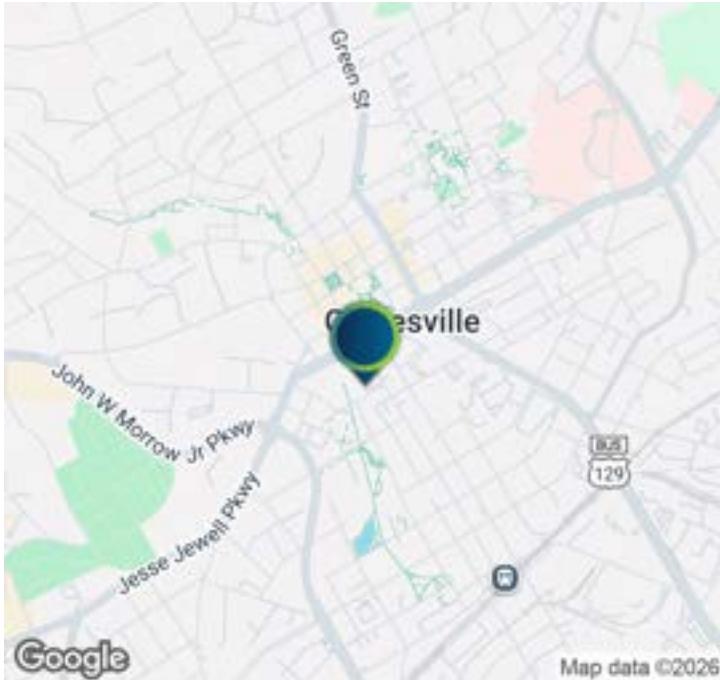
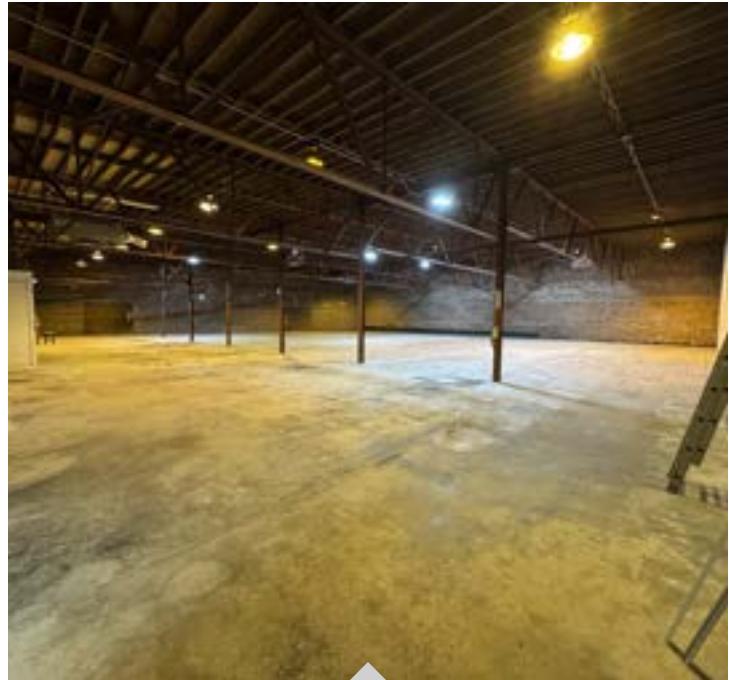
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- Highest & best use is WAREHOUSE
- 13,000+ sf divided as 2,000 sf office and 11,000 sf warehouse
- 3 offices, large open work area & storage w/ garage door
- Warehouse is air-conditioned
- Bathroom with shower
- Tall ceilings - up to 20'
- 3-phase 220 amp electric
- Massive covered loading docks w/ (2) 7'10 x 9' doors
- Zoned light industrial
- Newer roof & lights
- Landlord pays property taxes & insurance / Tenant all utilities
- Federal Opportunity Zone
- Personal Guarantee Required

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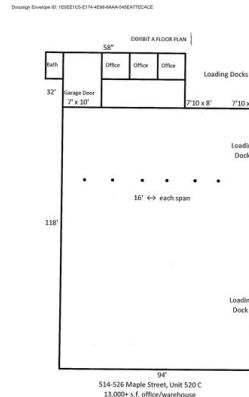
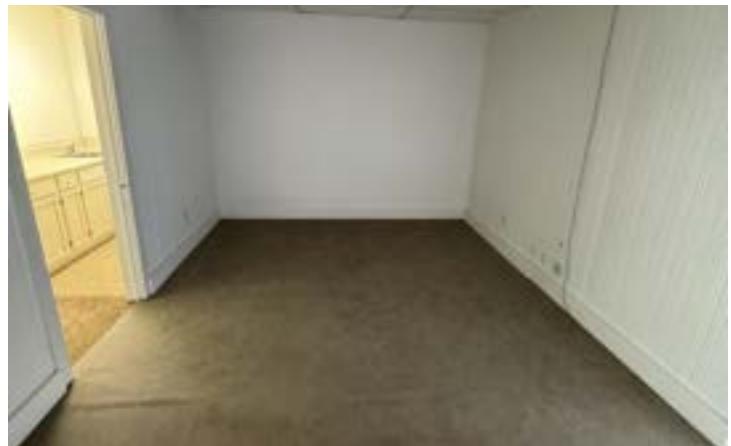
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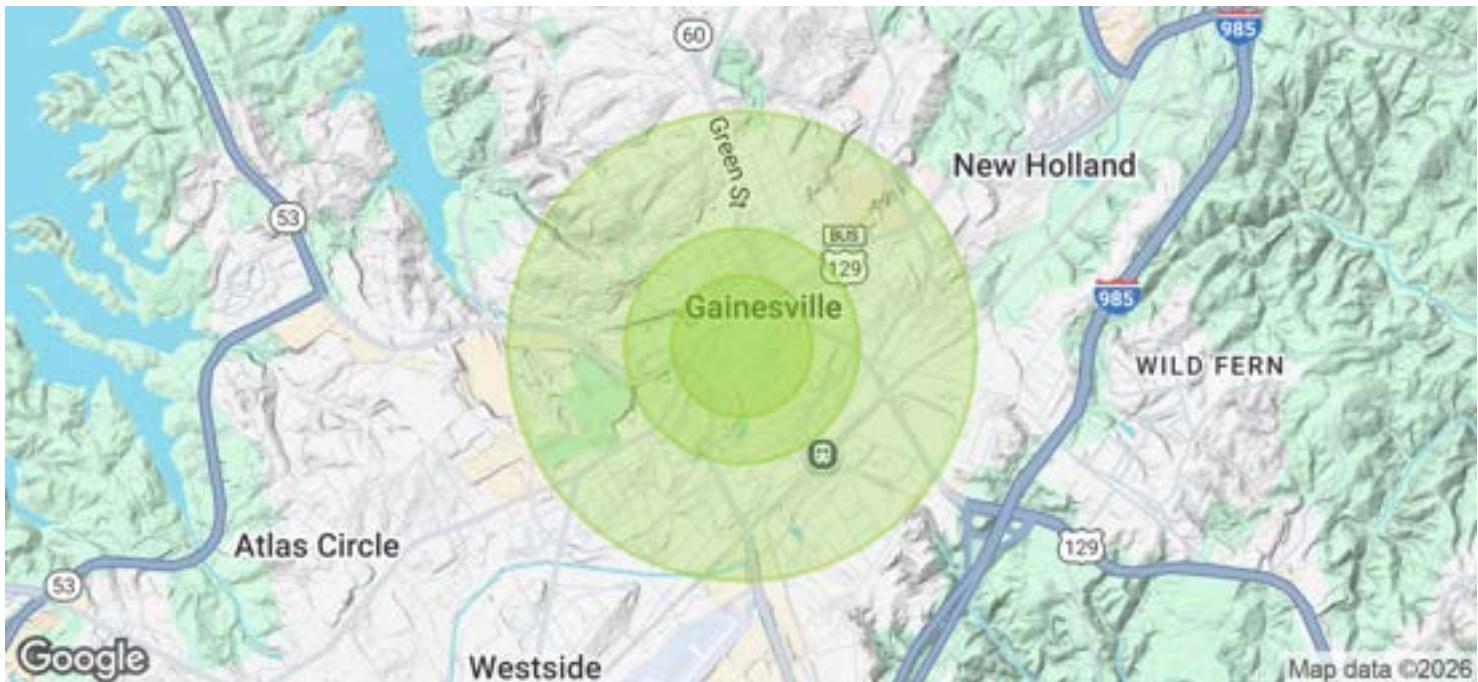
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	359	2,180	8,854
Average Age	32	32	33
Average Age (Male)	32	32	33
Average Age (Female)	32	32	34

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	115	688	2,922
# of Persons per HH	3.1	3.2	3
Average HH Income	\$48,454	\$49,983	\$56,405
Average House Value	\$228,001	\$240,121	\$274,058

Demographics data derived from AlphaMap

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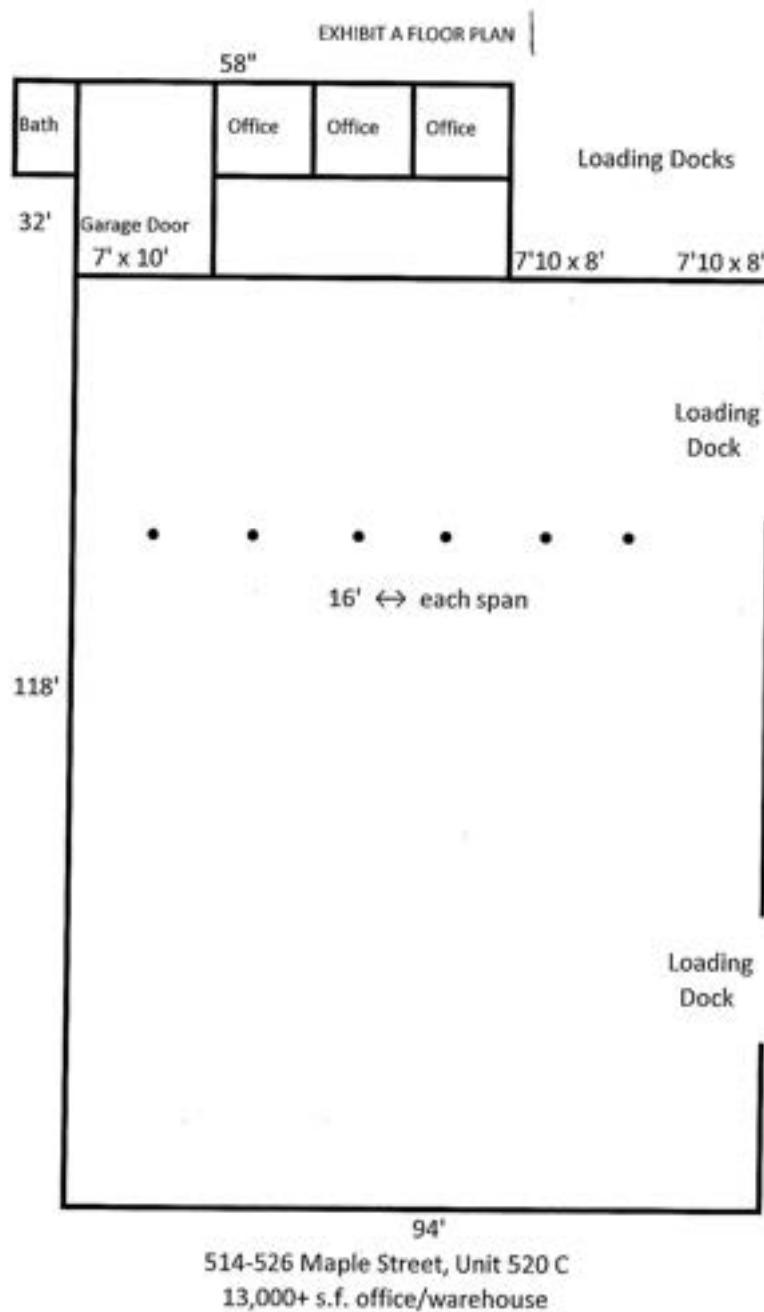
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