



# CANDLER

## REAL ESTATE

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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](http://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

## Presented By:

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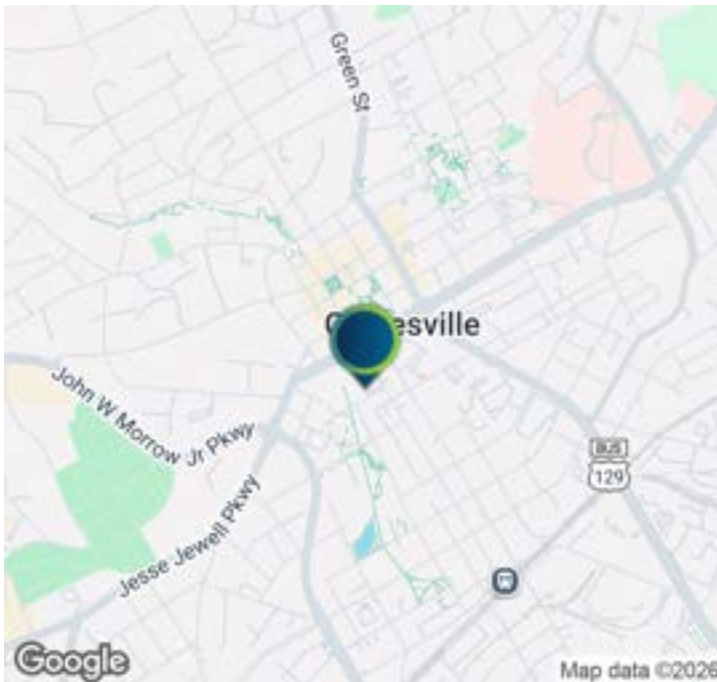


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- Highest & best use is WAREHOUSE
- 13,000+ sf divided as 2,000 sf office and 11,000 sf warehouse
- 3 offices, large open work area & storage w/ garage door
- Warehouse is air-conditioned
- Bathroom with shower
- Tall ceilings - up to 20'
- 3-phase 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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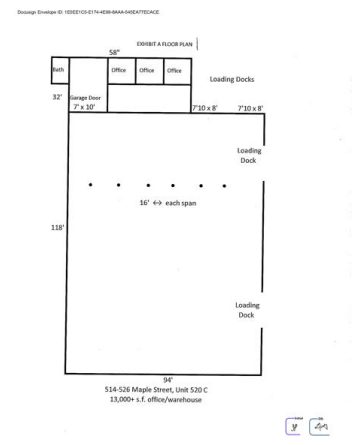
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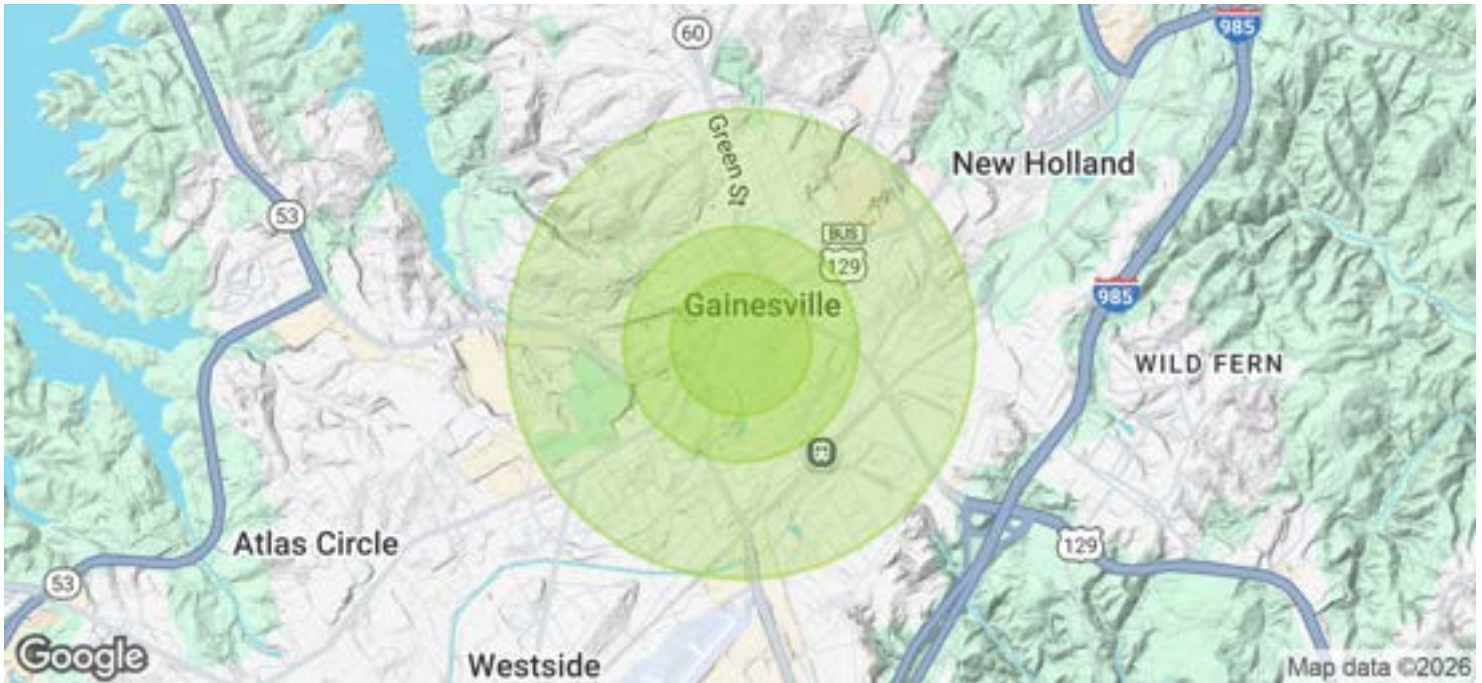


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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	359	2,180	8,854
Average Age	32	32	33
Average Age (Male)	32	32	33
Average Age (Female)	32	32	34

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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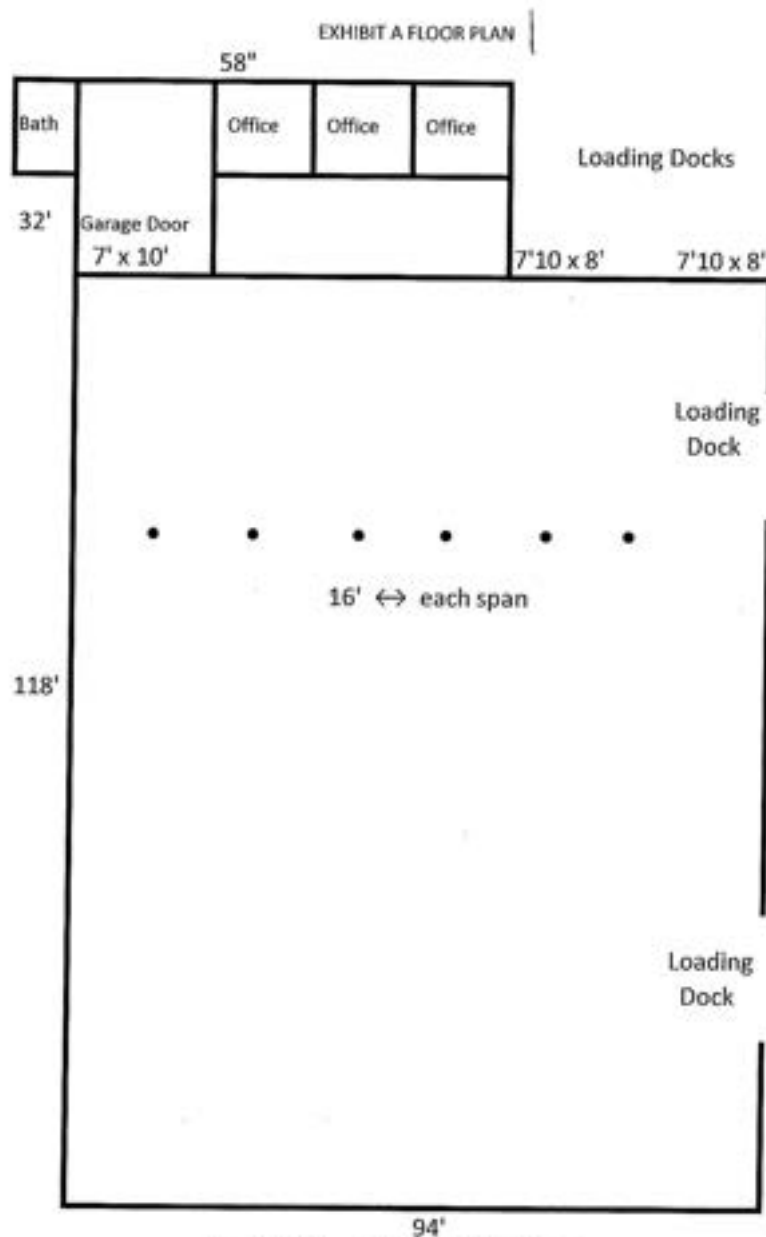
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# Warehouse/Distribution For Lease

520 Maple Street, Gainesville, GA 30501



514-526 Maple Street, Unit 520 C  
13,000+ s.f. office/warehouse

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