



Up To 150,000 +/- SF Warehouse

OFFERING SUMMARY

Price:	\$6.50 - \$8.50 per square foot + \$1.00 OPEX
Zoning:	Light Industrial

Interior Drone Video



FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker

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135 Maple Street, NW
Gainesville, GA 30501

www.candler.com



PROPERTY HIGHLIGHTS

Option 1:

- 50,000 - 129,000 sf (300' x 430')
- Power: 3 phase, 480 v, 1600+ amps
- 18' – 25' ceiling height
- Breakroom area: 1,456 sf (28' x 52')
- Office / restroom area: 2,116 sf (46' x 46')
- 4 dock doors with pit levelers
- Fully sprinkled

Option 2:

- 21,600 sf (108' x 200')
- 30' ceilings
- 1 drive in
- 2 docks doors with pit levelers
- Fully sprinkled

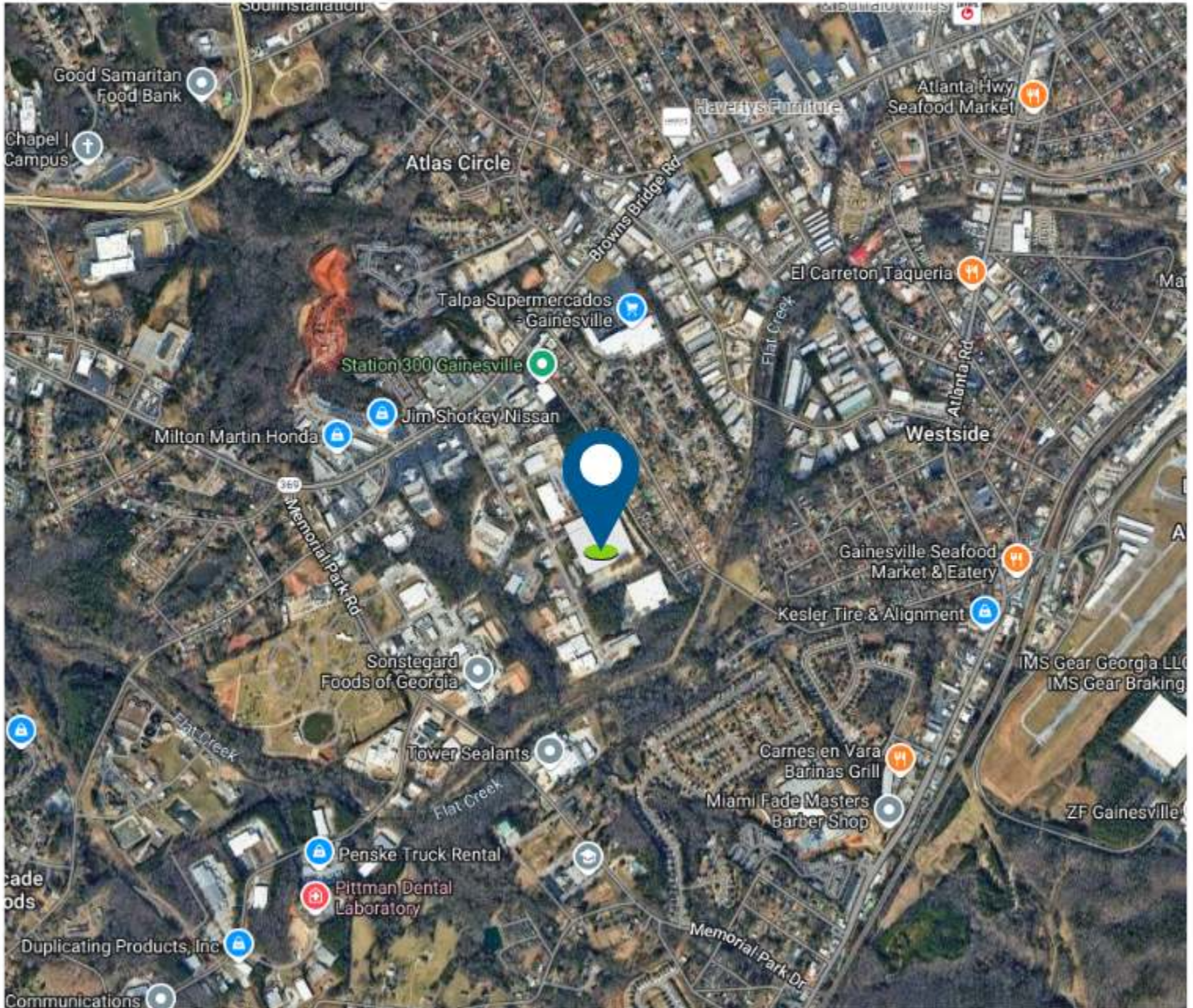








Map Location





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FOR MORE INFORMATION, PLEASE CONTACT:

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