



## 12,471 +/- SF For Lease Office-Showroom-Warehouse

### OFFERING SUMMARY

Office Lease Price:	\$12 +/- Per Square Feet
Warehouse Lease Price:	\$10 +/- Per Square Feet
OPEX:	\$1.00 Per Square Feet
Total Available SF:	12,471 +/- Square Feet
Zoning:	Light Industrial
Highest & Best Use:	Commercial

### FOR INFORMATION

LEE HEMMER, CCIM, SIOR  
Principal/Managing Broker

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135 Maple Street, NW  
Gainesville, GA 30501

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## PROPERTY HIGHLIGHTS

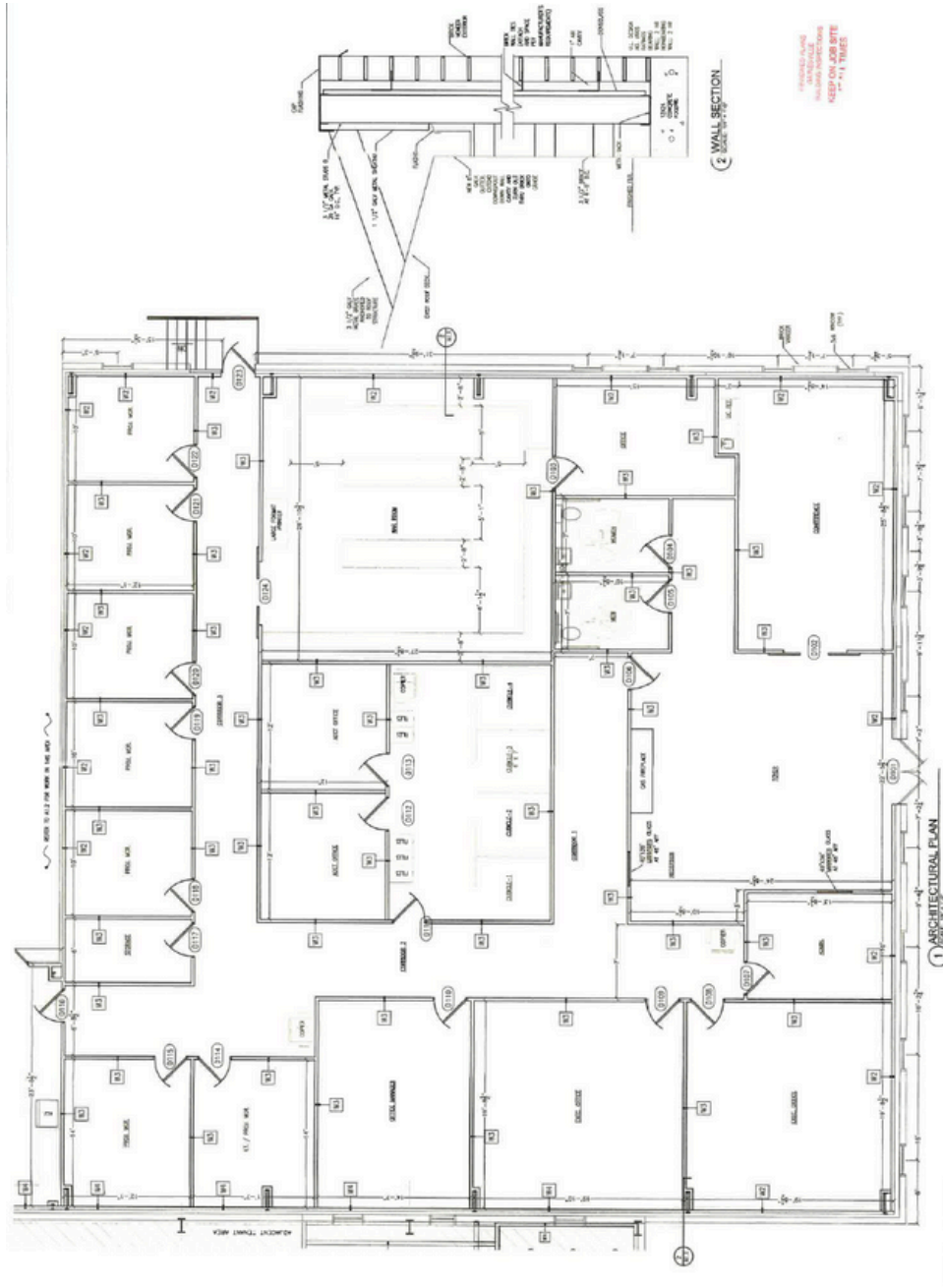
- 12,200 +/- SF Mixed Use Building
- 6,720 +/- SF Office/Retail Space
- 4,800 +/- SF (60' x 80') Warehouse Space
- 680 +/- SF Breakroom with Full Kitchen
- Fully Renovated in 2019
- Ceiling Height: 14'
- 1 Drive-in Door: 10'6" x 10'
- Column Free Spacing
- Utilities on Site
- Mid-town Gainesville Location
- 0.9 Miles from Northeast Georgia Medical Center & 2.0 Miles from I-985



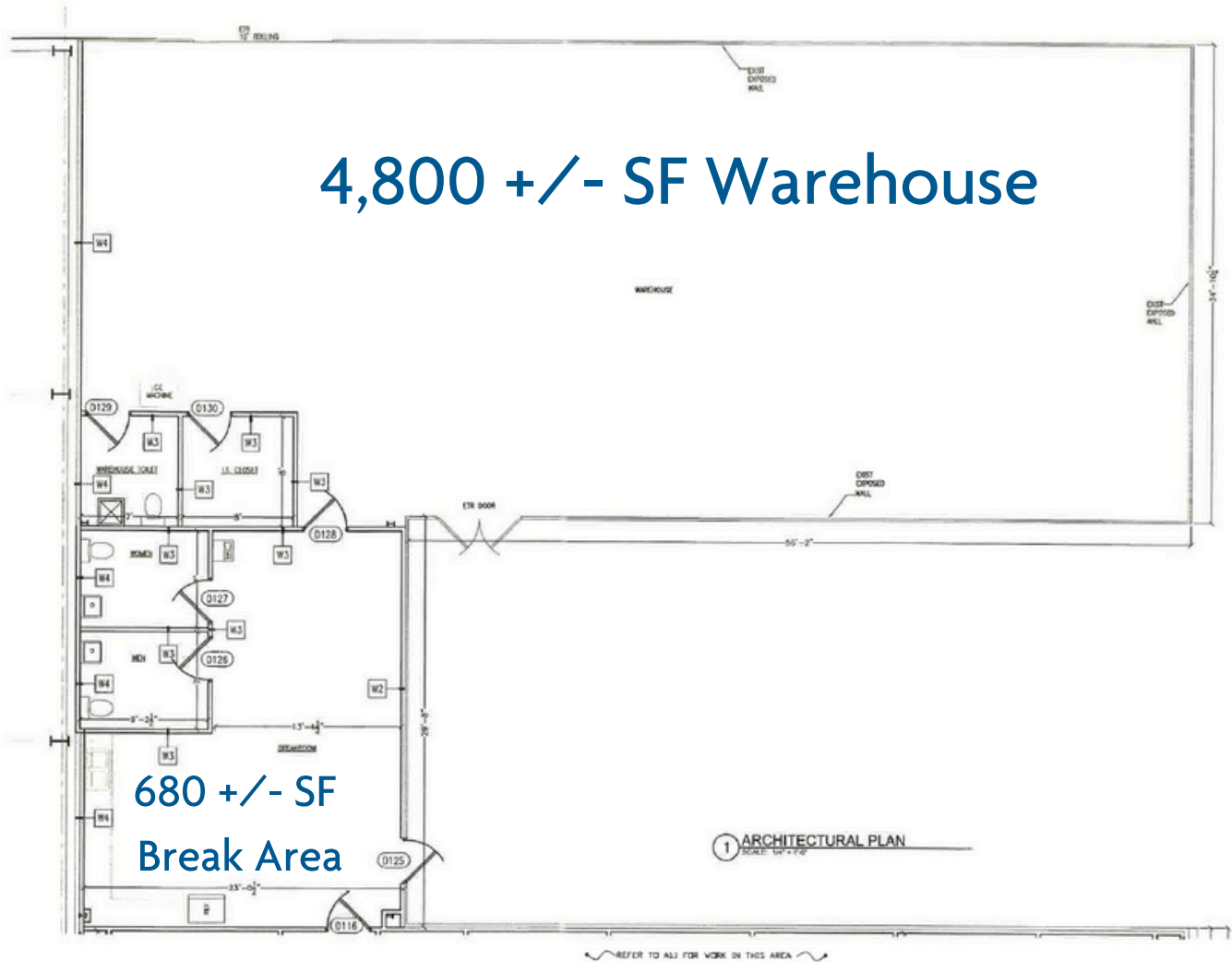


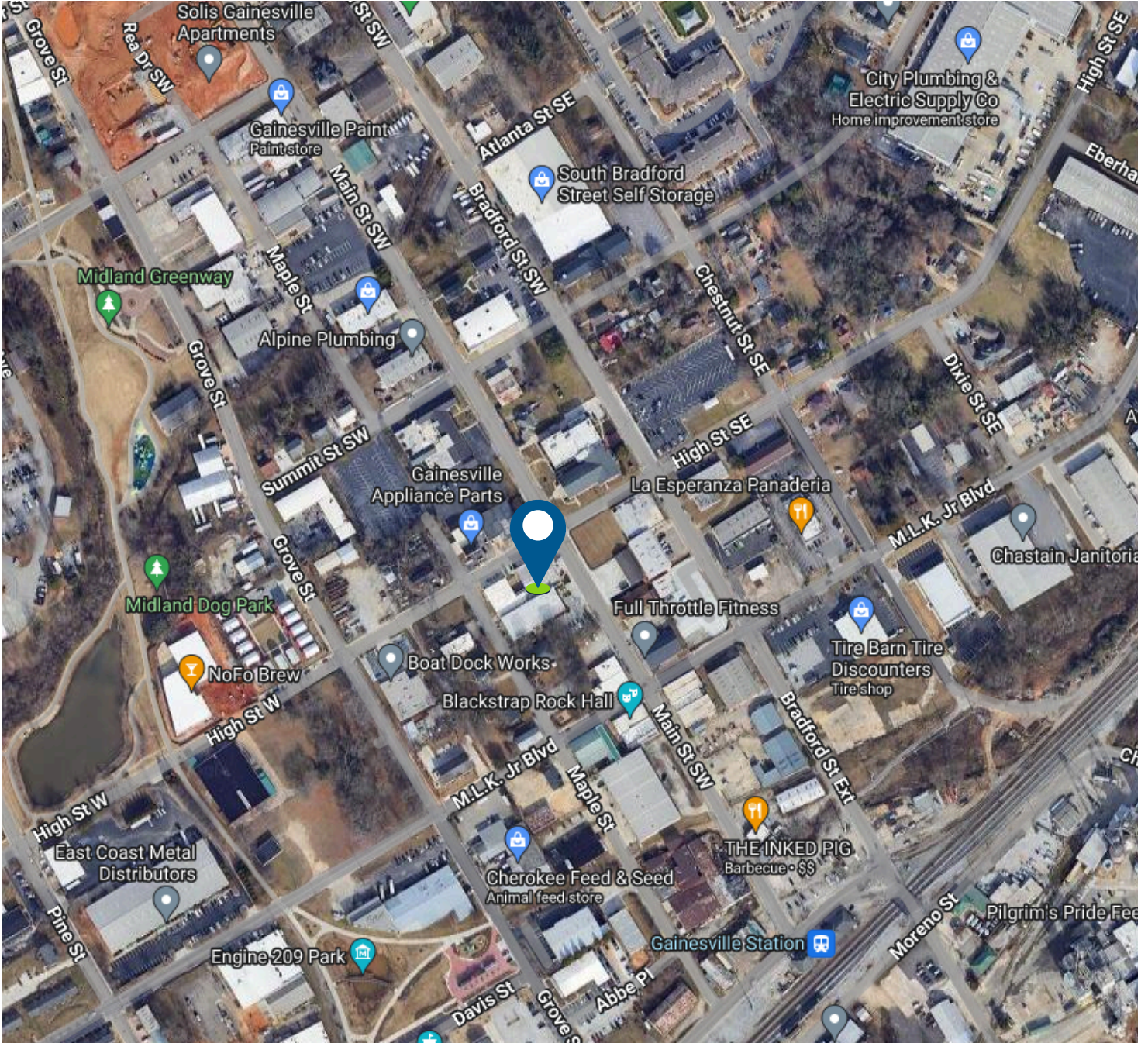


# Office/Retail Floorplan



## Floorplan







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FOR MORE INFORMATION, PLEASE CONTACT:

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