



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR LEASE

**13,000+ s.f office / warehouse /
distribution
Central mid-town location**

REDUCED



520 C Maple St., Gainesville GA

Marketed By:

Brent Hoffman

Berkshire Hathaway Home Services GA Properties
500 Jesse Jewell Pkwy., SE Suite 300
Gainesville, GA 30501
Direct- 770-533-6721
Office – 770-536-3007
Brent@BrentHoffman
www.BrentHoffman.com





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Property Information

JUST REDUCED

\$8,287 per month

\$7.67 psf



- ◆ **Highest & best use is warehouse**
- ◆ 13,000+ s.f. divided as 2,000 s.f. office & 11,000 s.f. warehouse
- ◆ **NOT retail space-limited parking**
4-5 spaces at loading dock and street parking available
- ◆ 3 offices, large open work area & storage w/ garage door
- ◆ Warehouse is air-conditioned
- ◆ Bathroom w/shower
- ◆ Tall ceilings-up to 20' 9"
- ◆ 3-phase 220 amp electric
- ◆ Massive covered loading docks w/ (2) 7'10 x 8' doors
- ◆ Zoned light industrial
- ◆ Newer roof & lights
- ◆ Landlord pays property taxes & insurance / Tenant all utilities
- [Federal Opportunity Zone](#) — Click for info
- Personal Guarantee Required

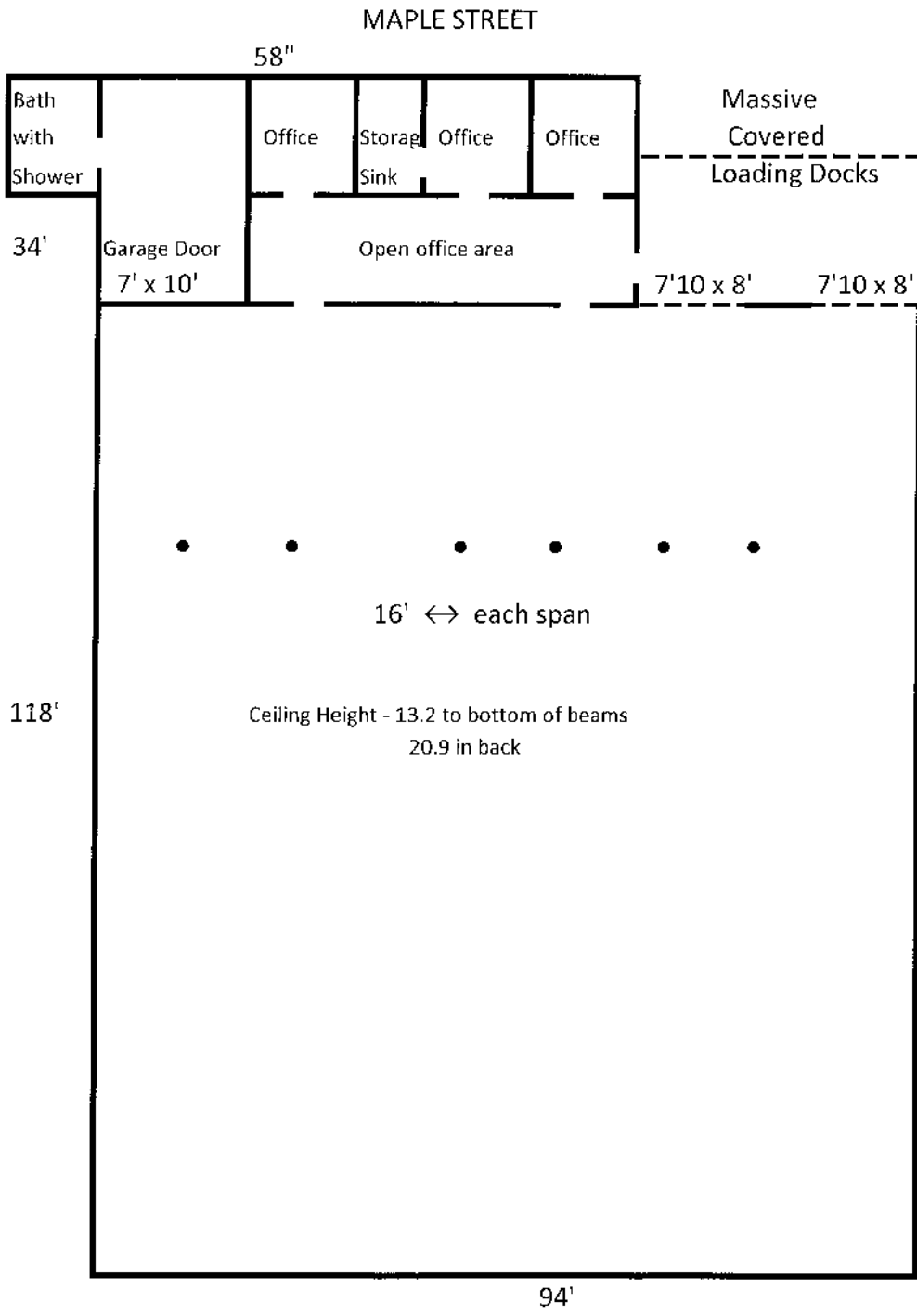
[520-C Maple Street \(brenthoffman.com\)](https://www.brenthoffman.com)



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520 C Maple Street
13,000+ s.f. office/warehouse/Mix Use



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Location Map



Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville, approx. 2 miles. Right onto Jesse Jewell Pkwy at light. Right on Maple St. property on right.

Easy drive N from Atlanta
Convenient to Gainesville,
Lake Lanier, GA

