



# CANDLER

REAL ESTATE

4129 Industry Way | Oakwood, GA 30566  
Build-to-Suit Land for Lease

1.49 Acres

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker [lee@candler.com](mailto:lee@candler.com)

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# Build to Suit Land Available

4129 Industry Way, Oakwood, GA 30566



## Property Description

1.48 acres available for 10,000 to 15,000 Square Foot Office/Warehouse/Flex Building.

## Property Highlights

- Build-to-Suit
- 0.9 miles to Exit 14 access at I 985
- 2.1 miles to the highly travelled Mundy Mill Road retail corridor
- 10.2 miles to downtown Gainesville, GA
- 6.5 miles to Lee Gilmer Memorial Airport, Gainesville, GA
- 10.7 miles to Northeast Georgia Medical Center, Gainesville, GA

## Offering Summary

Lease Rate:	Negotiable
Lot Size:	1.48 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	511	11,129	24,840
Total Population	1,439	29,706	69,937
Average HH Income	\$94,846	\$99,268	\$102,638

## Presented By:

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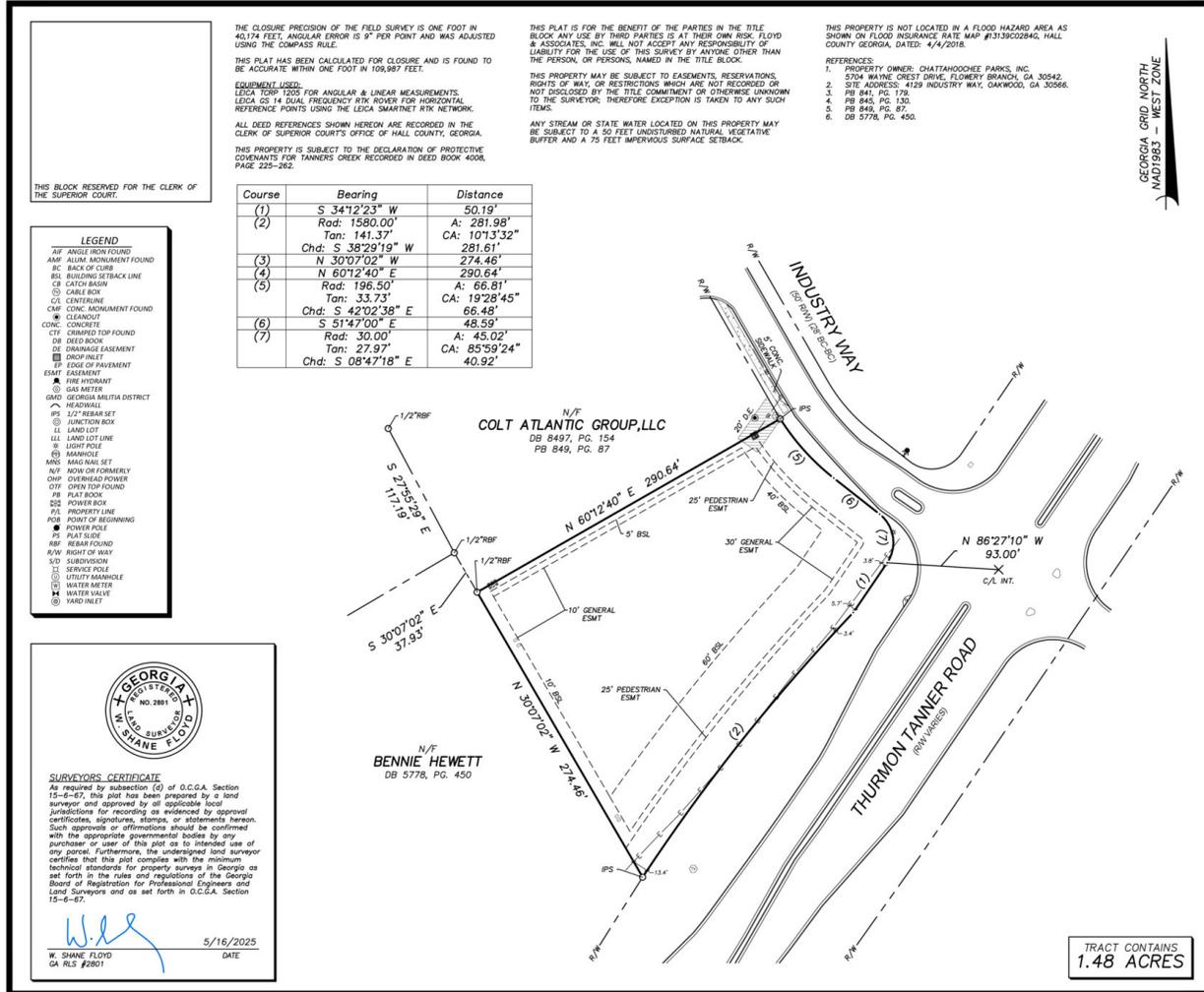
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**FLOYD & ASSOCIATES, INC.**  
 2060 BLUFORD HWY., SUITE 105  
 BLUFORD, GEORGIA 30518  
 PHONE (770) 531-6999 FAX (770) 531-6995  
 LAND SURVEYING/ENGINEERING

**GEORGIA GRID NORTH**  
 MAD1983 - WEST ZONE

**SCALE: 1" = 50 FT.**

**DIVISION SURVEY FOR:**  
**CHATTAHOOCHEE PARKS, INC.**  
 TANNERS CREEK BUSINESS PARK  
 LAND LOT 69 - 8TH DISTRICT  
 CITY OF OAKWOOD  
 HALL COUNTY, GEORGIA

**JOB FILE: JN2023-57**  
**DATE: 5/16/2025**  
**FIELD DATE: 9/8/2023**  
**SCALE: 1"=50FT**  
**DRAWN BY:**  
**CHECKED BY:**  
**REVISIONS**

**TRACT CONTAINS 1.48 ACRES**

**SHEET 1 OF 1**

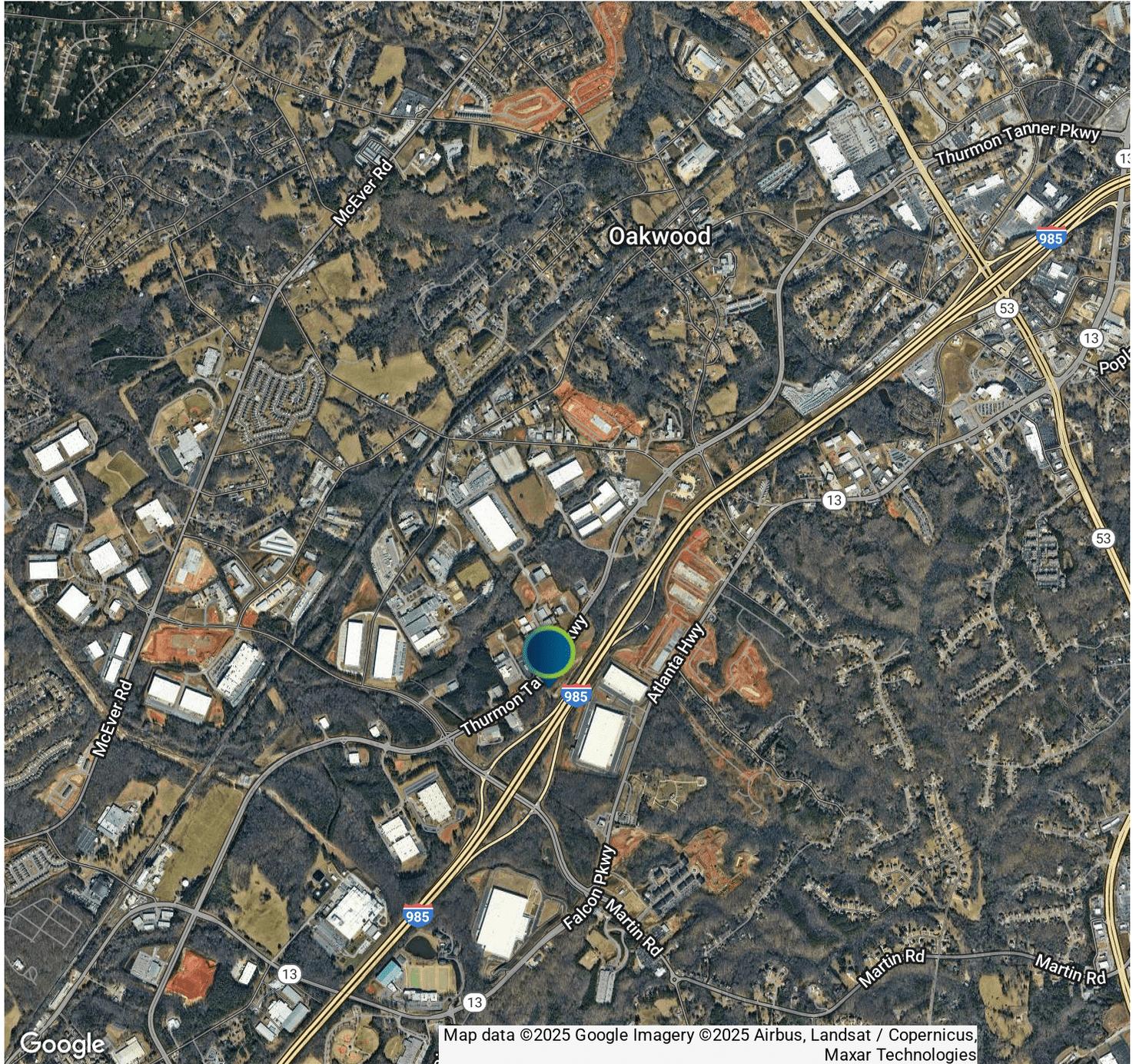
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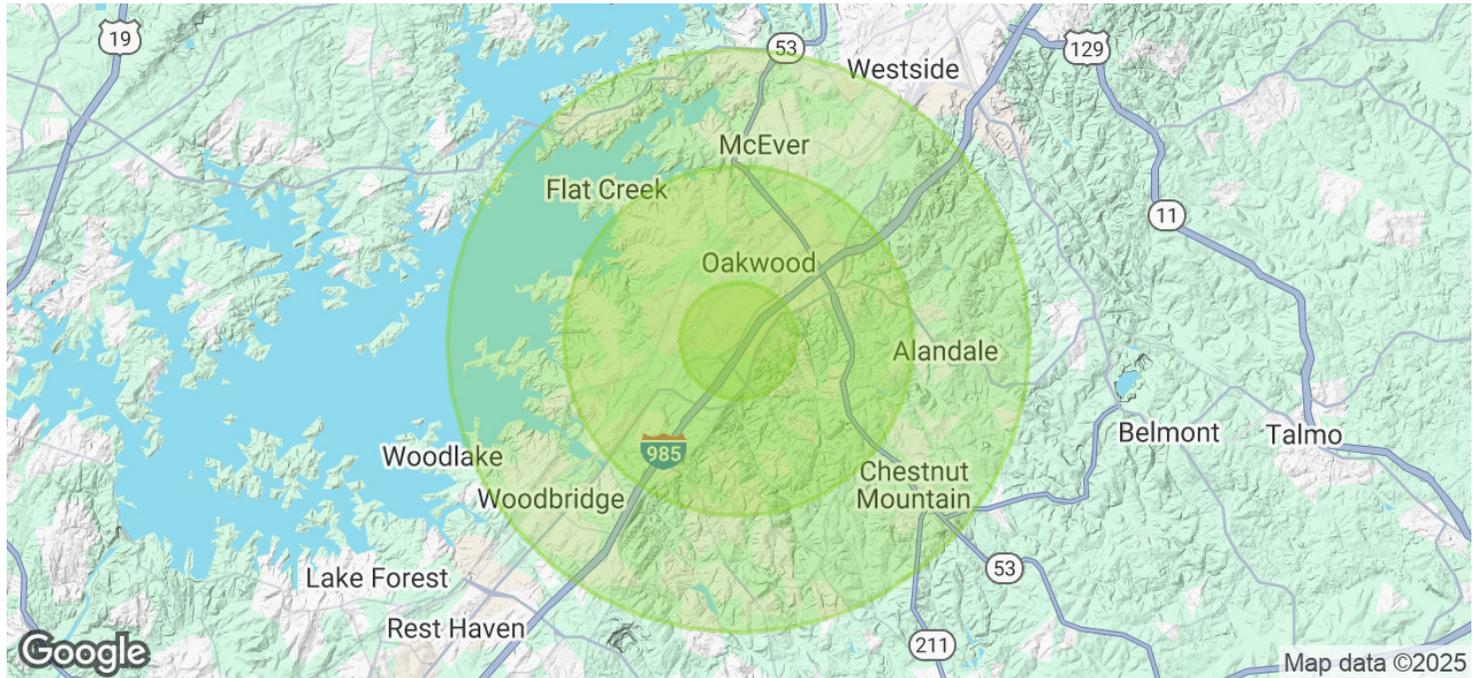
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Population	1 Mile	3 Miles	5 Miles
Total Population	1,439	29,706	69,937
Average Age	37	39	39
Average Age (Male)	36	38	38
Average Age (Female)	38	40	40

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	511	11,129	24,840
# of Persons per HH	2.8	2.7	2.8
Average HH Income	\$94,846	\$99,268	\$102,638
Average House Value	\$363,506	\$381,989	\$394,241

Demographics data derived from AlphaMap

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