



Warehouse Space For Lease

OFFERING SUMMARY

Lease Rate:	\$6.00 - \$9.00 psf + \$0.50 OPEX
Building Size:	75,000 SF
Zoning:	Light Industrial

FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker
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135 Maple Street NW
Gainesville, GA 30501
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WAREHOUSE SPACE FOR LEASE

2375 Murphy Boulevard, Gainesville, GA 30504



Property Highlights

- Option 1:
- 50,000 - 75,000
- 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

VIDEO

Demographics	1 Mile	3 Miles	5 Miles
Total Households	2,355	14,507	29,196
Total Population	8,817	43,387	83,856
Average HH Income	\$74,807	\$76,196	\$82,087

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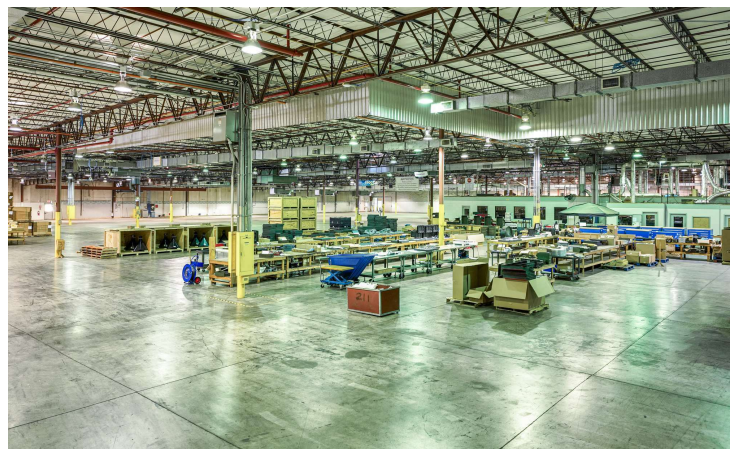
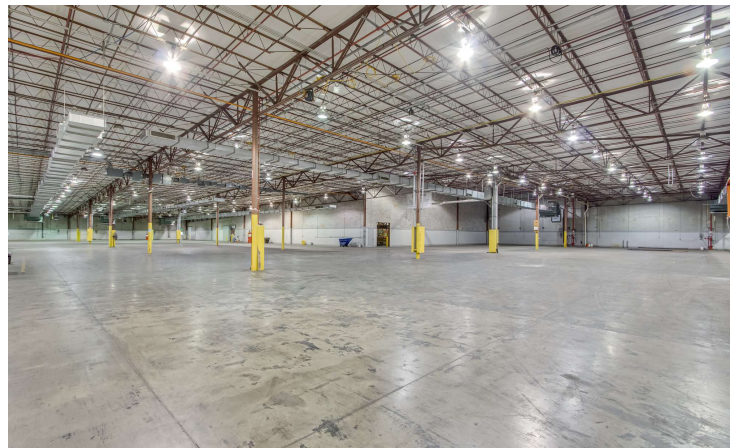
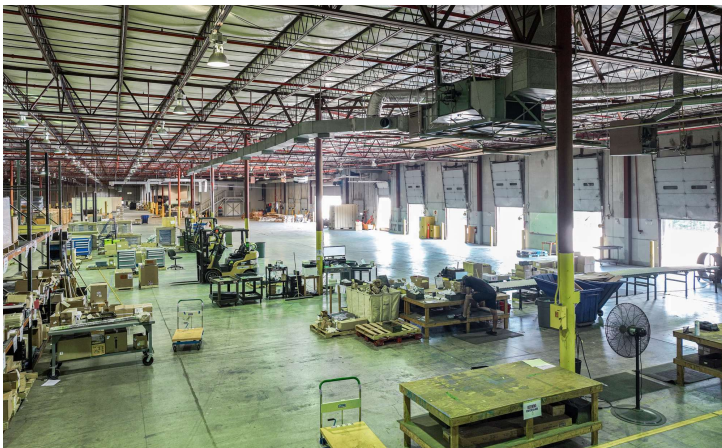
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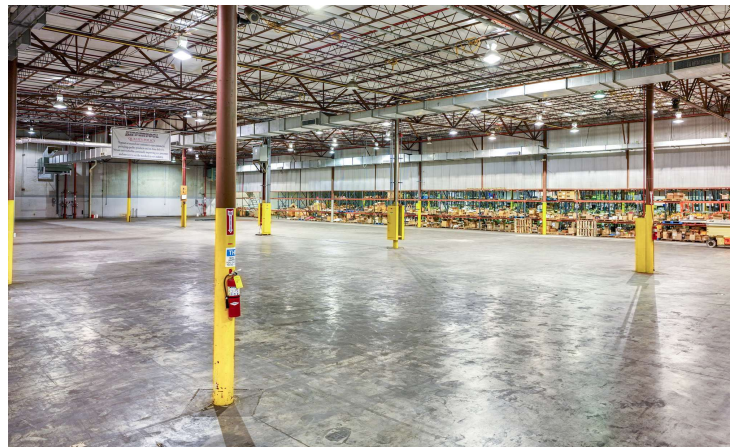
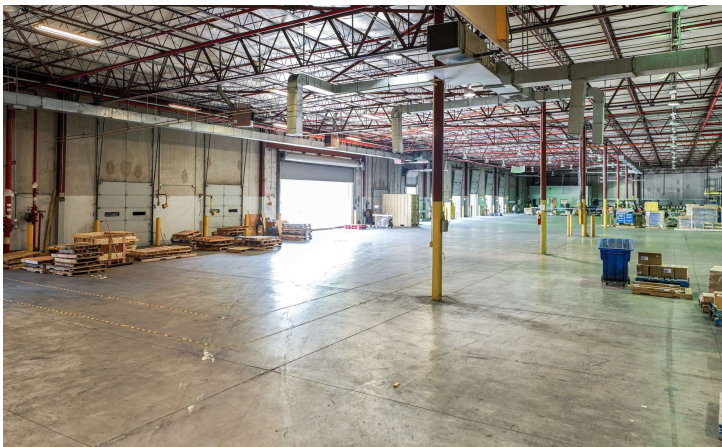
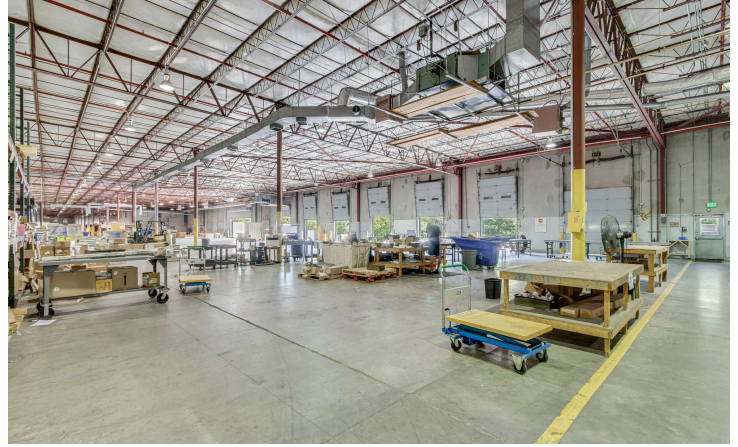
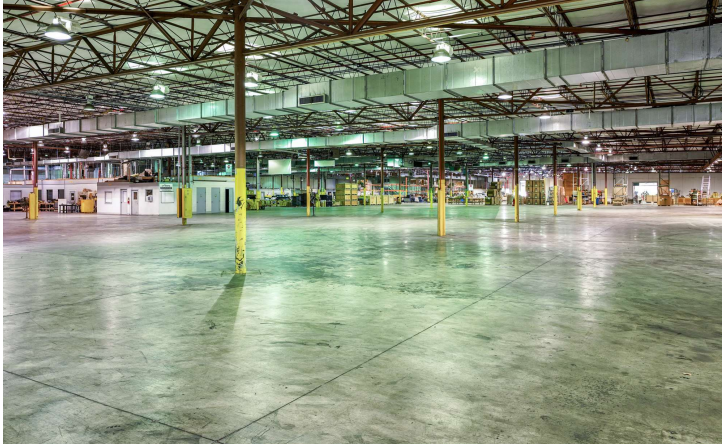
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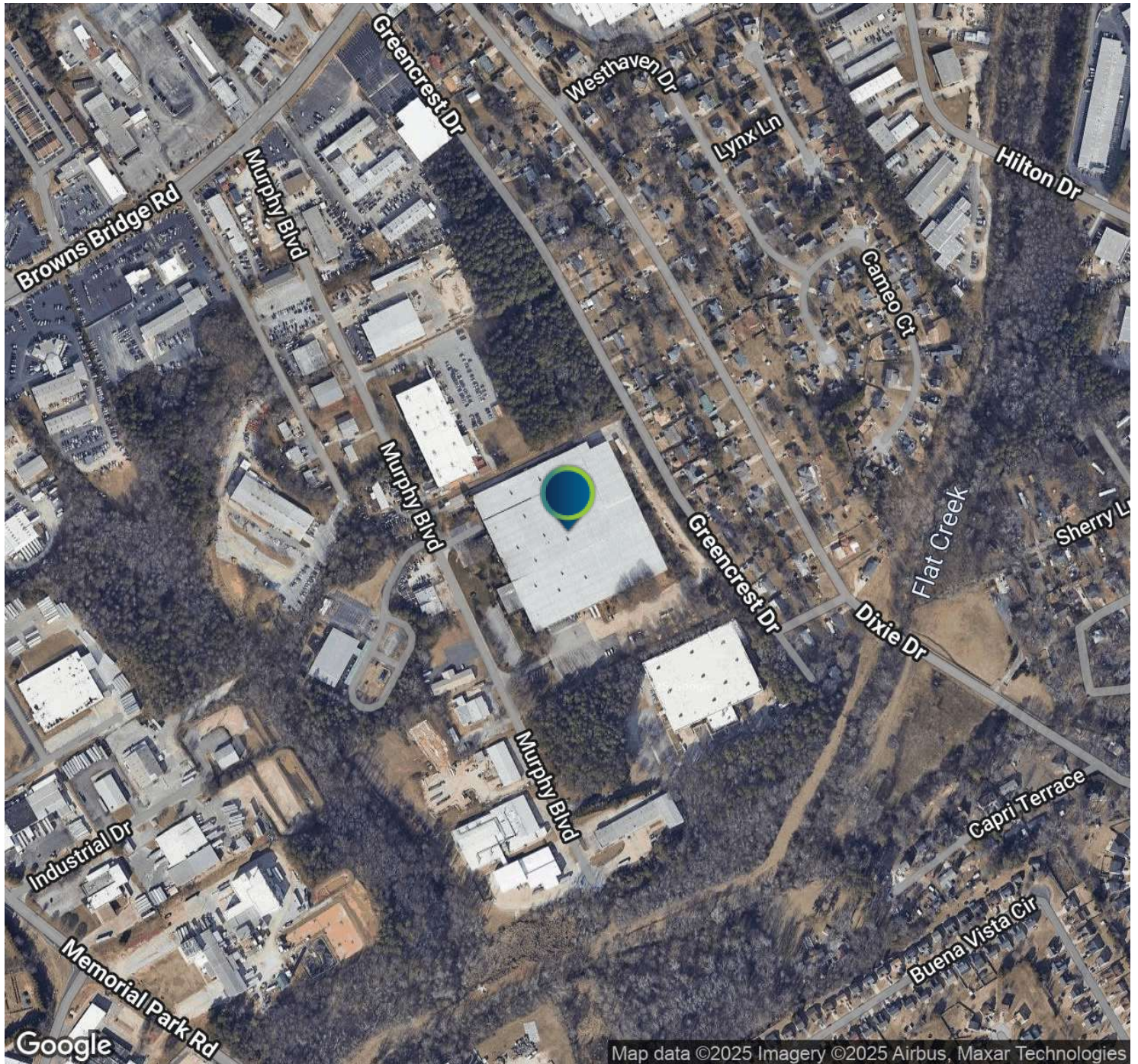
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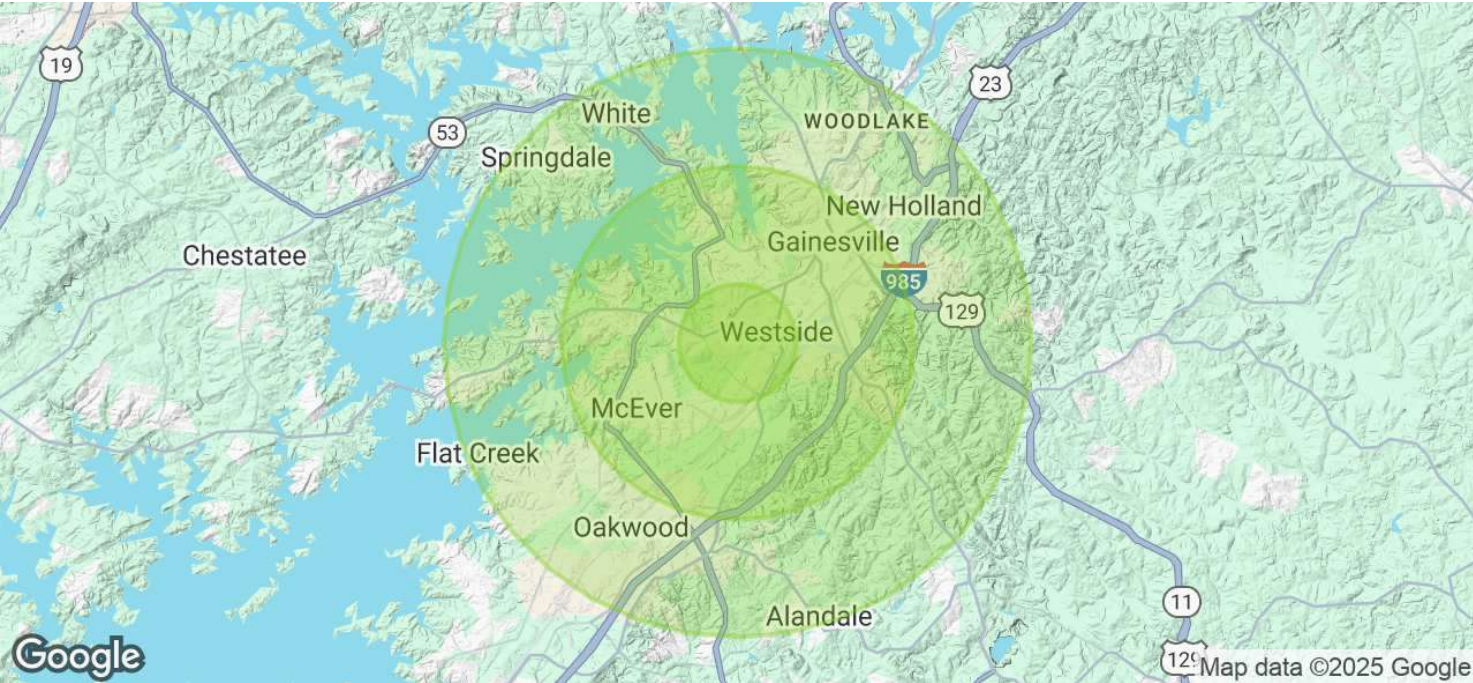
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Population	1 Mile	3 Miles	5 Miles
Total Population	8,817	43,387	83,856
Average Age	31	36	37
Average Age (Male)	30	35	36
Average Age (Female)	32	37	38

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,355	14,507	29,196
# of Persons per HH	3.7	3	2.9
Average HH Income	\$74,807	\$76,196	\$82,087
Average House Value	\$249,629	\$338,546	\$368,705

Demographics data derived from AlphaMap

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