

8,100 - 80,000 SF FOR LEASE - BTS

Candler Business Park | Gainesville, GA 30507

Candler Park Drive / Hardwood Circle



Industrial Buildings For Lease - Master Planned Industrial Development



OFFERING SUMMARY

Lease Rate:	Contact Agent For Pricing
Building Size:	8,100 - 80,000 SF
Zoning:	Light Industrial

FOR INFORMATION

LEE HEMMER, CCIM, SIOR
Principal/Managing Broker

o | 770-988-6383
lee@candler.com

135 Maple Street, NW
Gainesville, GA 30501
www.candler.com

Candler Business Park
Managed by
Candler Real Estate
Property Management



PROPERTY HIGHLIGHTS

- Build to suit for industrial programs
- Located on Candler Park Drive & Hardwood Circle
- Infrastructure in place (curbs, paving, water, storm water management, utilities)
- Off-site storm water detention
- BTS/Lease Options
- 8,100 SF under construction
- 3.5 miles from I-985 exit 20 and 11 miles from Braselton, GA, 4.8 miles to Jackson County (14th fastest growing county in US), 65 miles to Hartsfield-Jackson Atlanta International Airport, and 246 miles to Port of Savannah
- Gainesville is the "Poultry Capital of the World", a 1 billion dollar a year industry
- The Gainesville-Hall Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is over 205,000 with a daytime population in Gainesville, the county seat, exceeding 100,000 people.
- Hall County is home to more than 320 manufacturing and processing concerns and 50 locations of international companies representing 15 countries. Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment.

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LOTS AVAILABLE

Status	Lot #	Usable Area (acres)	Total Size (acres)	Description/ SF Building Capacity
For Lease	1	4.2	5.22	BTS 60,000 - 80,000 SF Building
For Lease	2	TBD	TBD	BTS 12,000 SF Building
For Lease	3	TBD	TBD	BTS 12,000 SF Building
LEASED Briggs Industrial Solutions Inc.	4 & 5	3.8	7.3	
For Lease	6	0.86+/-	2.63	BTS 13,000 SF Building
LEASED Trench Plate Rental Co.	7	1.38+/-	3.8	
For Lease	8	0.54+/-	1.25	Existing 8,100 SF
SOLD	10 & 11	Sold	4.92	
LEASED SunBelt	12& 13	N/A	4.9	
LEASED Motion Industries	14	0.79		
LEASED Yunsung F & C	15 & 16	0.96	Bldg Only	12,000 SF

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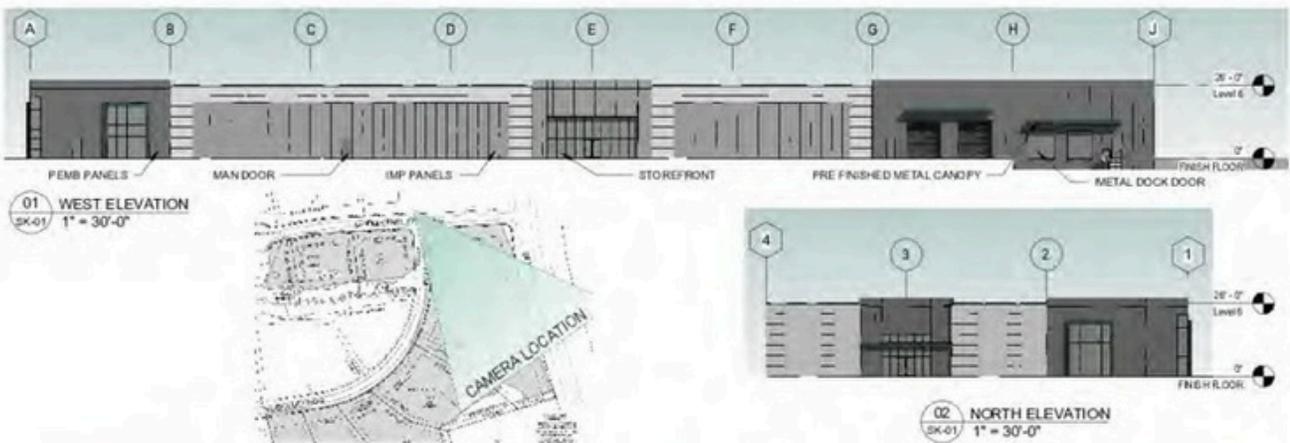
Candler Park Drive / Hardwood Circle

Randall Padon Architects, Incorporated 95A Mill Street, Roswell, Georgia 30075 p. 770.858.7558 L.
770.858.7558

CANDLER BUSINESS PARK

20220104.00

18 DEC. 2022



CANDLER PARK - BLDG 01



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LOT 2 & 3

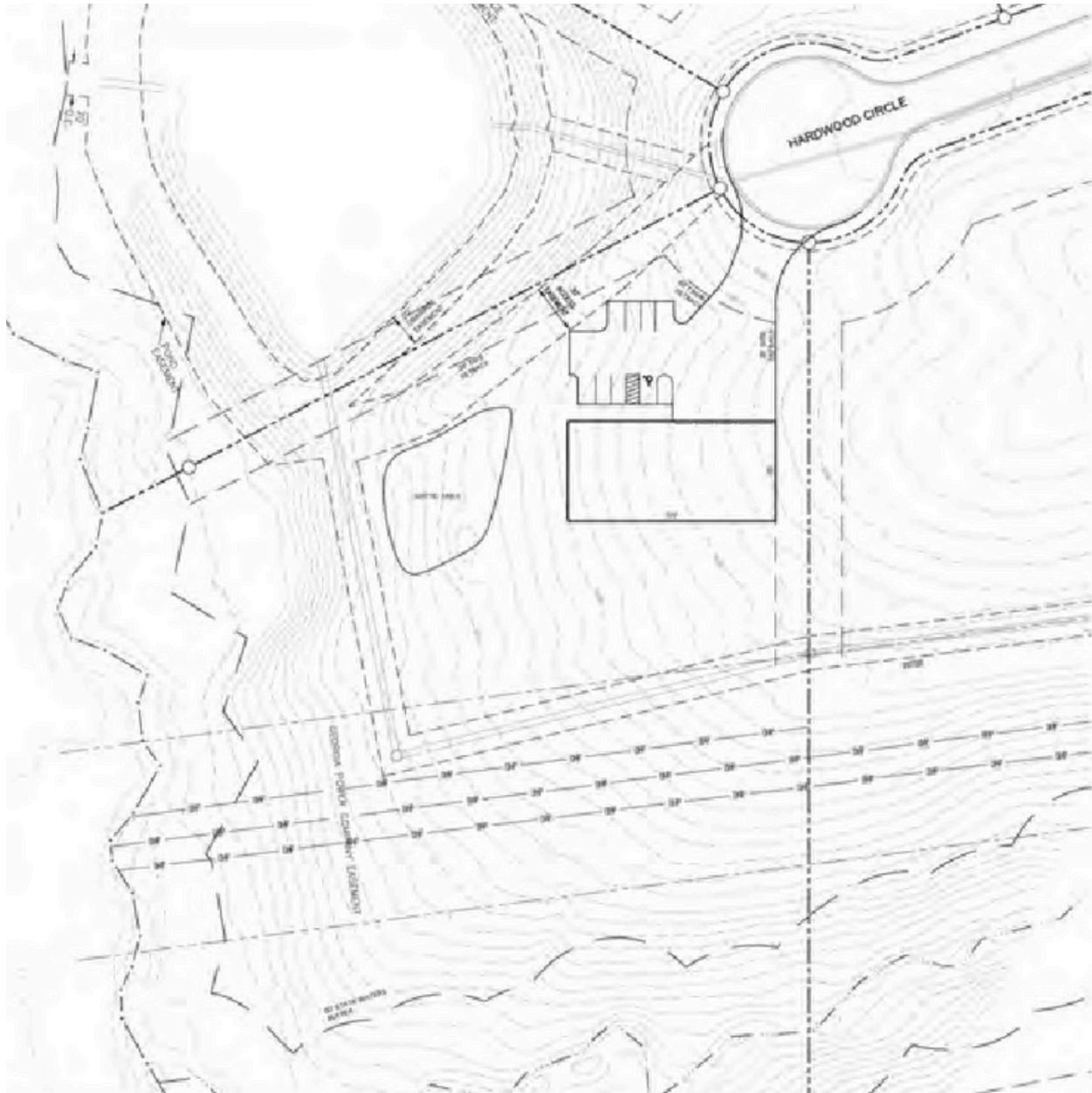


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LOT 8

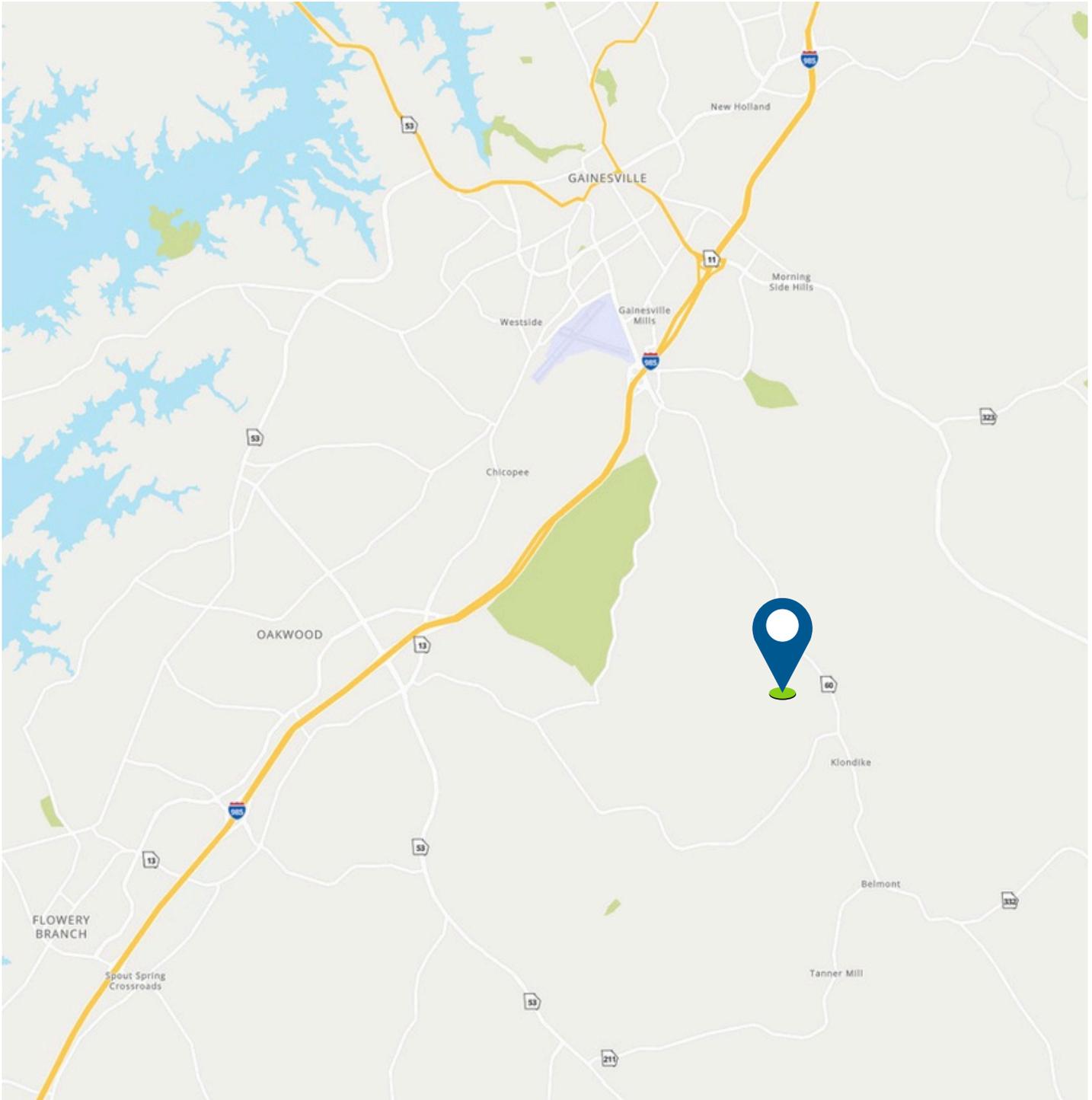




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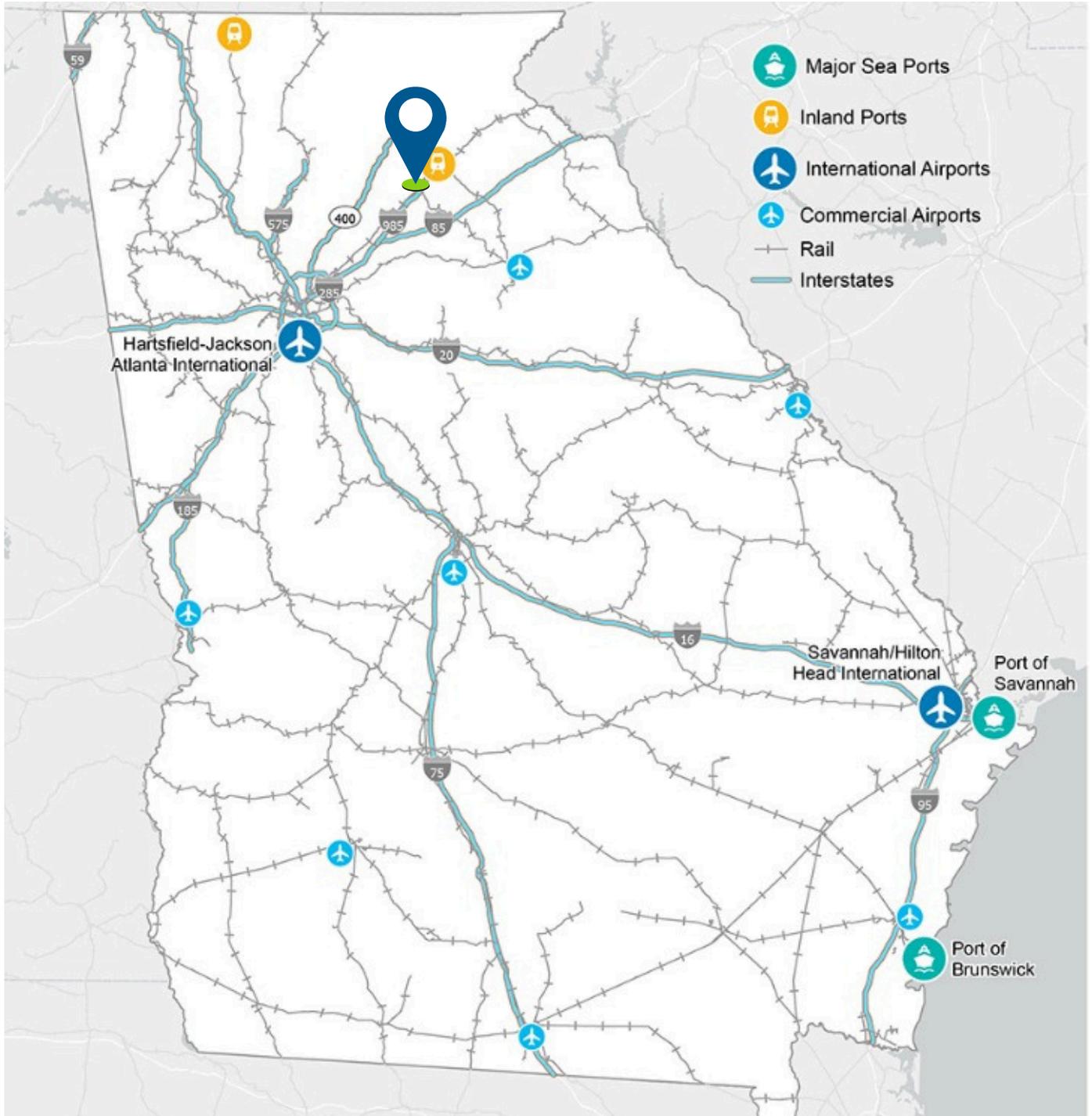
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Lot 8

Lot 6



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REAL ESTATE

Lot 3

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Lot 1



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