



**2481 Hilton Drive | Suite 4**

Gainesville, GA 30501



**For Sale or Lease**

**±4,797 SF**

Hall County



Industrial Properties Group  
PO Box 364, Gainesville, GA 30503  
770.536.6555  
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**Palmer H. Loggins**  
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# PROPERTY OVERVIEW

2481 Hilton Drive, Suite 4 | Gainesville, GA 30501



**For Sale or Lease**  
**±4,797 SF**  
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## PROPERTY FEATURES:

±4,797 sq. ft. warehouse / flex space for sale or lease

±1,676 sq. ft. of office space

±3,121 sq. ft. warehouse

13' - 16' clear ceiling height

1 dock high door

3-phase power

Fully functioning security system servicing the space

Located in a high quality business park



# AERIAL

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# LOCATION

2481 Hilton Drive, Suite 4 | Gainesville, GA 30501



## ABOUT HALL COUNTY:

Hall County is the epicenter of an aggressive economic environment in Northeast Georgia. Growth in both population, now estimated at 200,000, and economic bases has been steady and diversified for the last 20 years. The labor market is thriving with regional labor market numbers estimated to be 775,000 from Hall and surrounding counties.

## DISTANCES:

I-985, Exit 20:	±2.7 miles	City of Oakwood:	±4.8 miles
I-85:	±22.5 miles	Downtown Atlanta:	±52 miles
I-285:	±38.3 miles	Hartsfield Jackson Int'l Airport:	±62 miles
Downtown Gainesville:	±2.8 miles	Future Gainesville Inland Port:	±11 miles

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