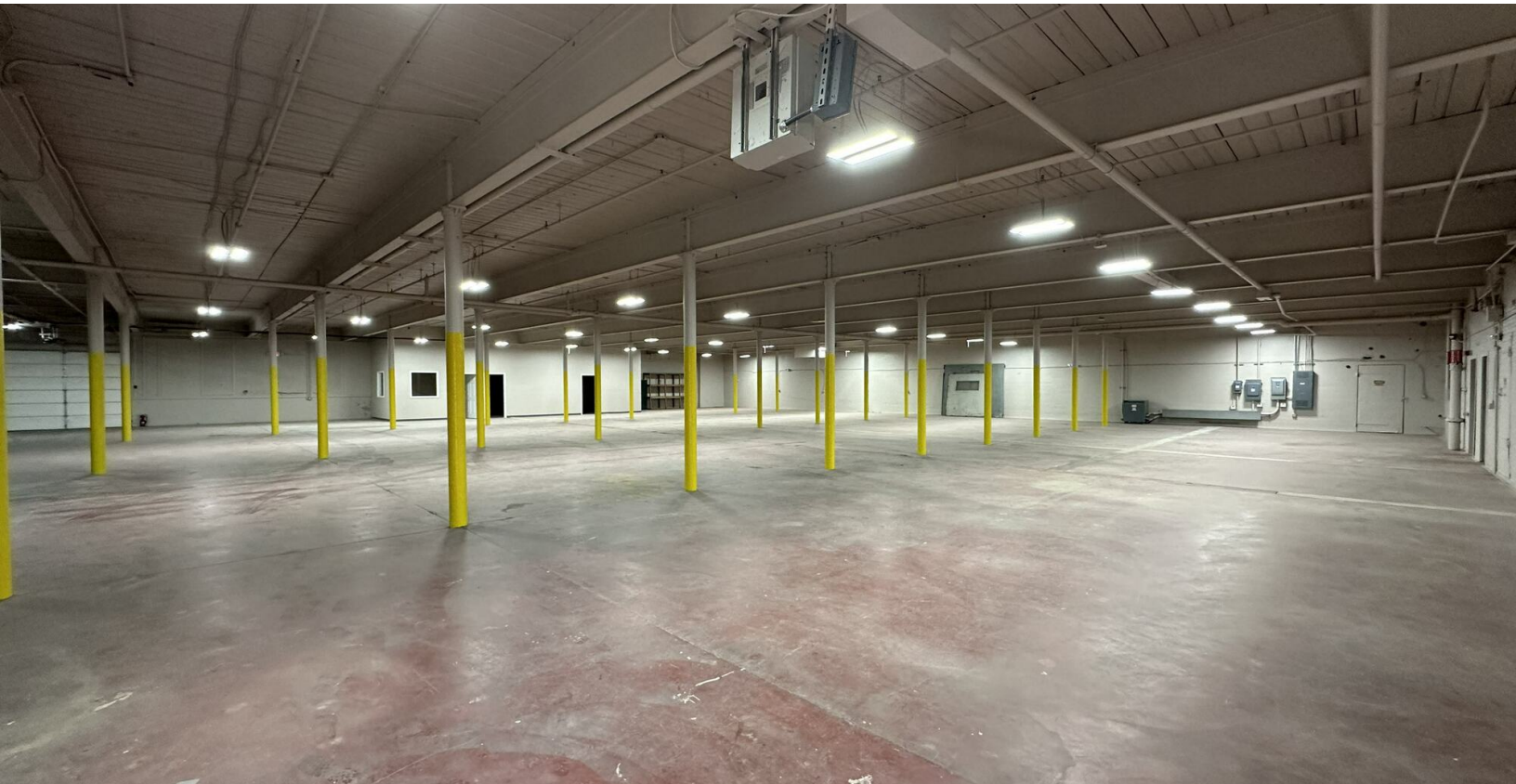


## Warehouse/Distribution Space For Lease

2110 Chicopee Mill Rd, Lower Level  
Gainesville, GA 30504



## 2110 Chicopee Mill Rd Lower Level

### Offering Summary

Lease Rate:	call for rate
Available SF:	12,746 SF

- Recently Renovated
- New Offices
- New LED Lighting
- 1 Drive-In Door
- 3 Loading Dock Doors
- New Bathroom Fixtures

### Get more information

**Sam B. Simpson**

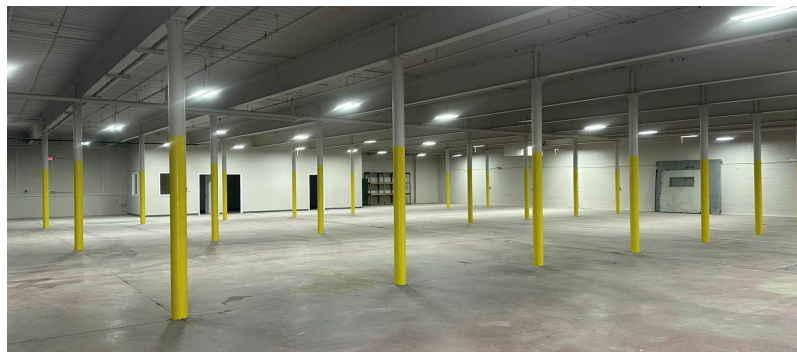
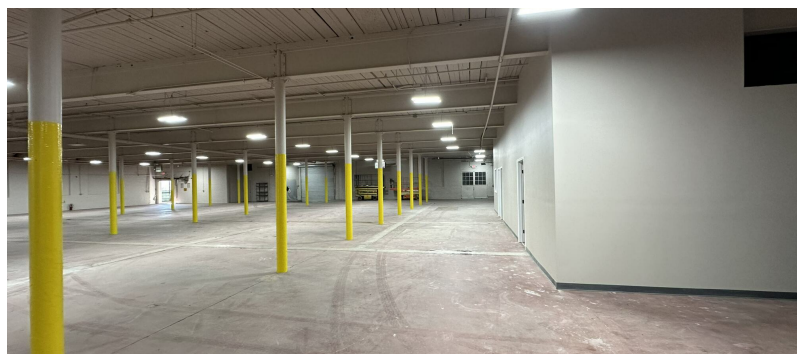
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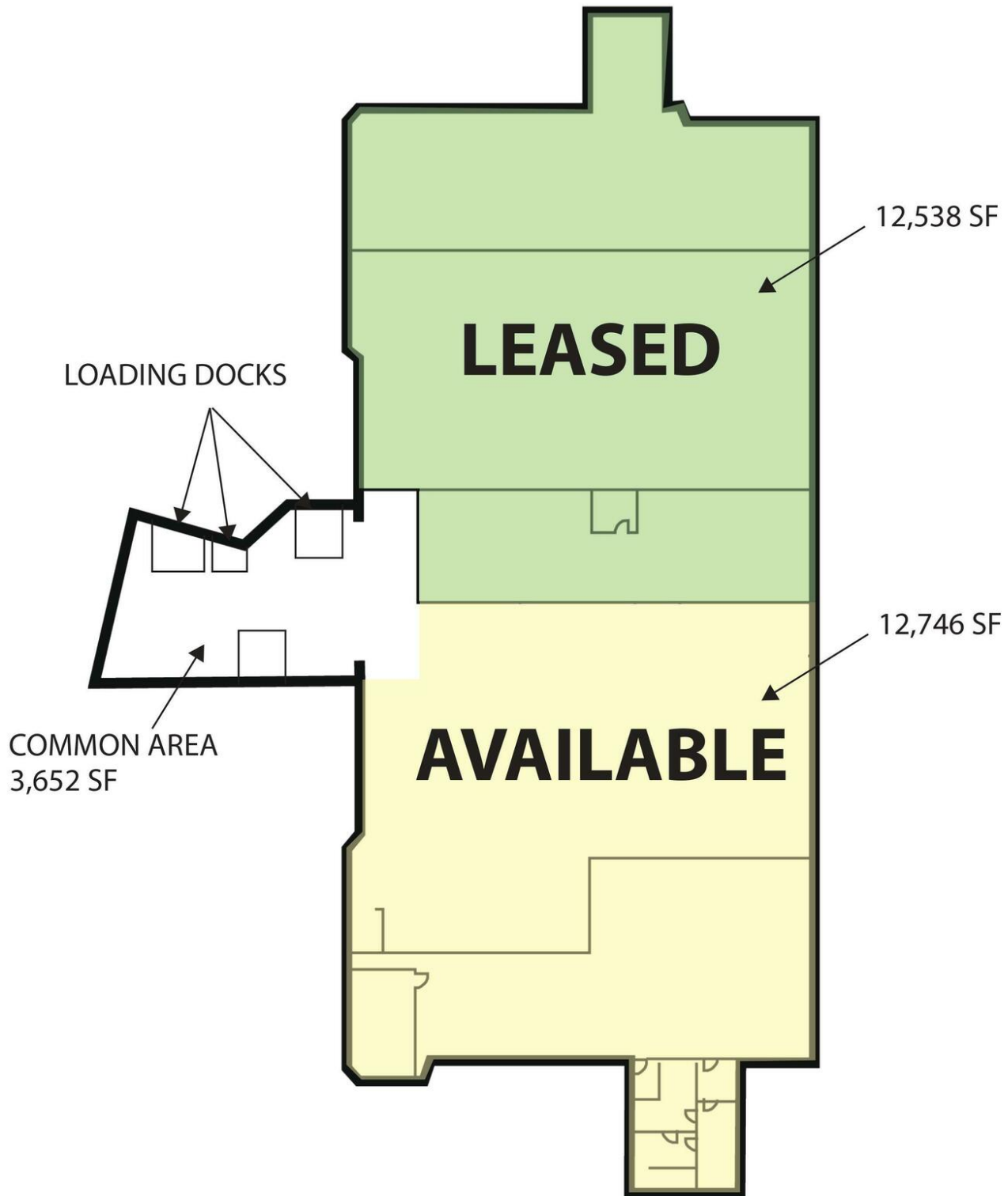
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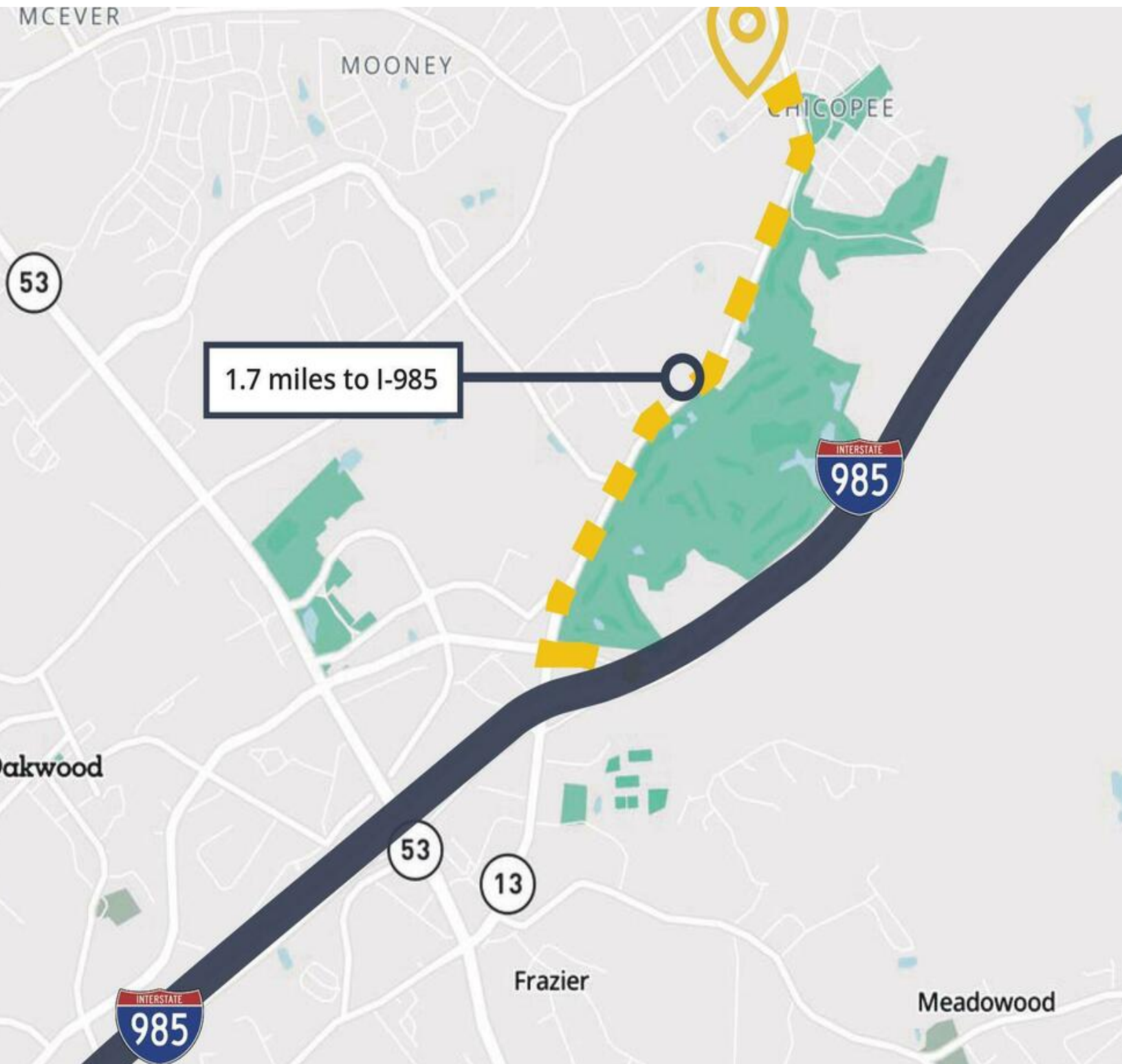
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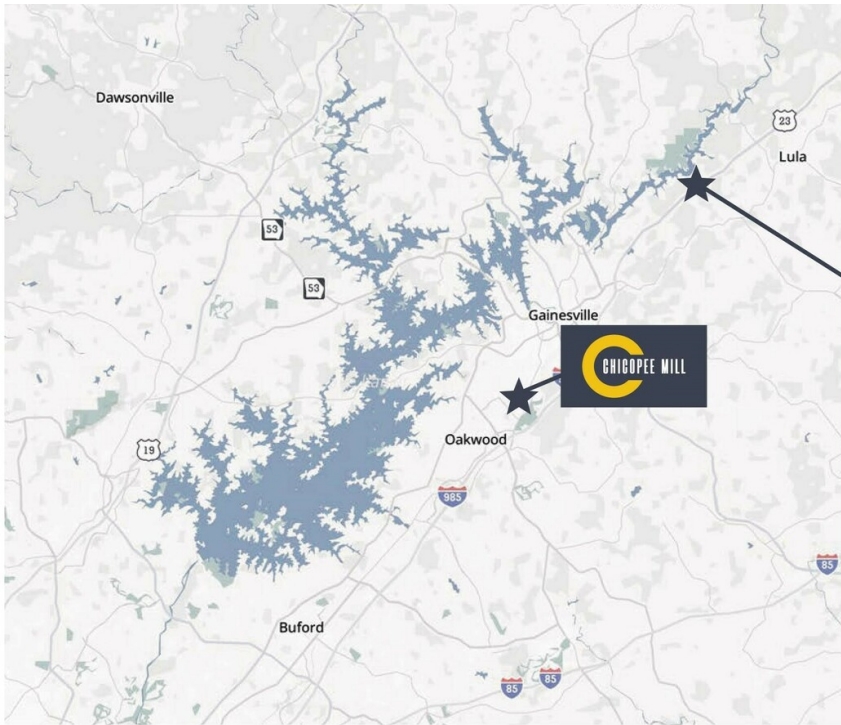
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# PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.

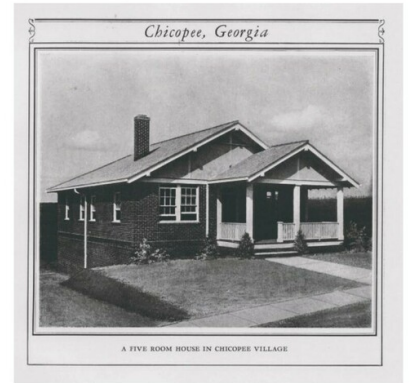
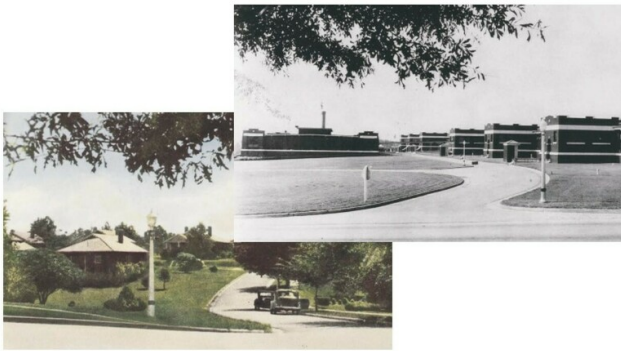
-  The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out
-  Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia
-  Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes



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## BUILT IN 1927 ● BY *Johnson & Johnson*

In 1927, the Chicopee Mill marked a significant departure from the prevailing factory design of the mid-19th century by becoming the nation's first modern, one-story cotton mill. To usher in this new era, Johnson & Johnson enlisted the services of a highly regarded landscape architect to craft the vision for Chicopee Village. The company went on to build a dedicated community for the mill's employees, aptly named Chicopee Village, featuring 250 contemporary houses, an educational institution, and a medical facility. The landscape architect's dedicated efforts were channeled into creating a functional and aesthetically pleasing community that harmonized with the natural surroundings.



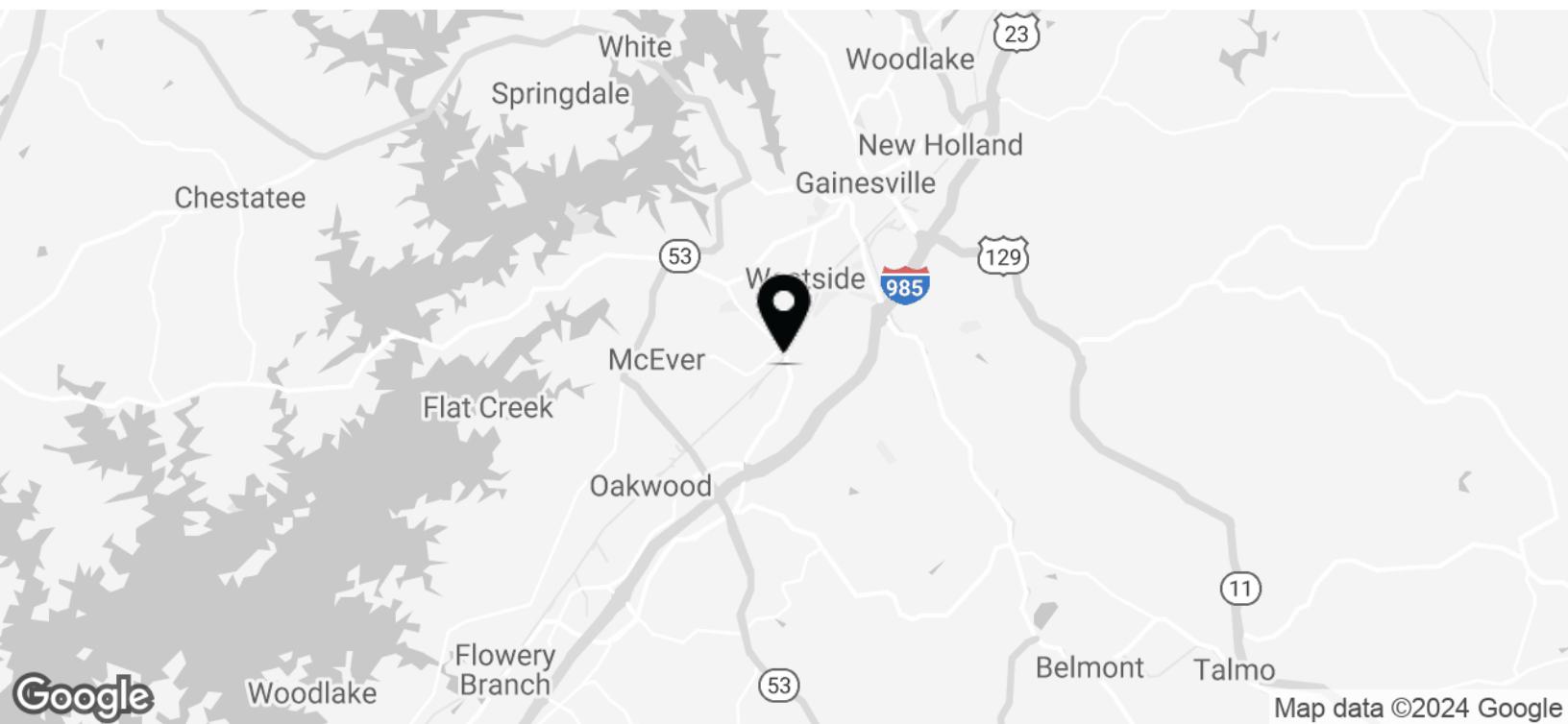
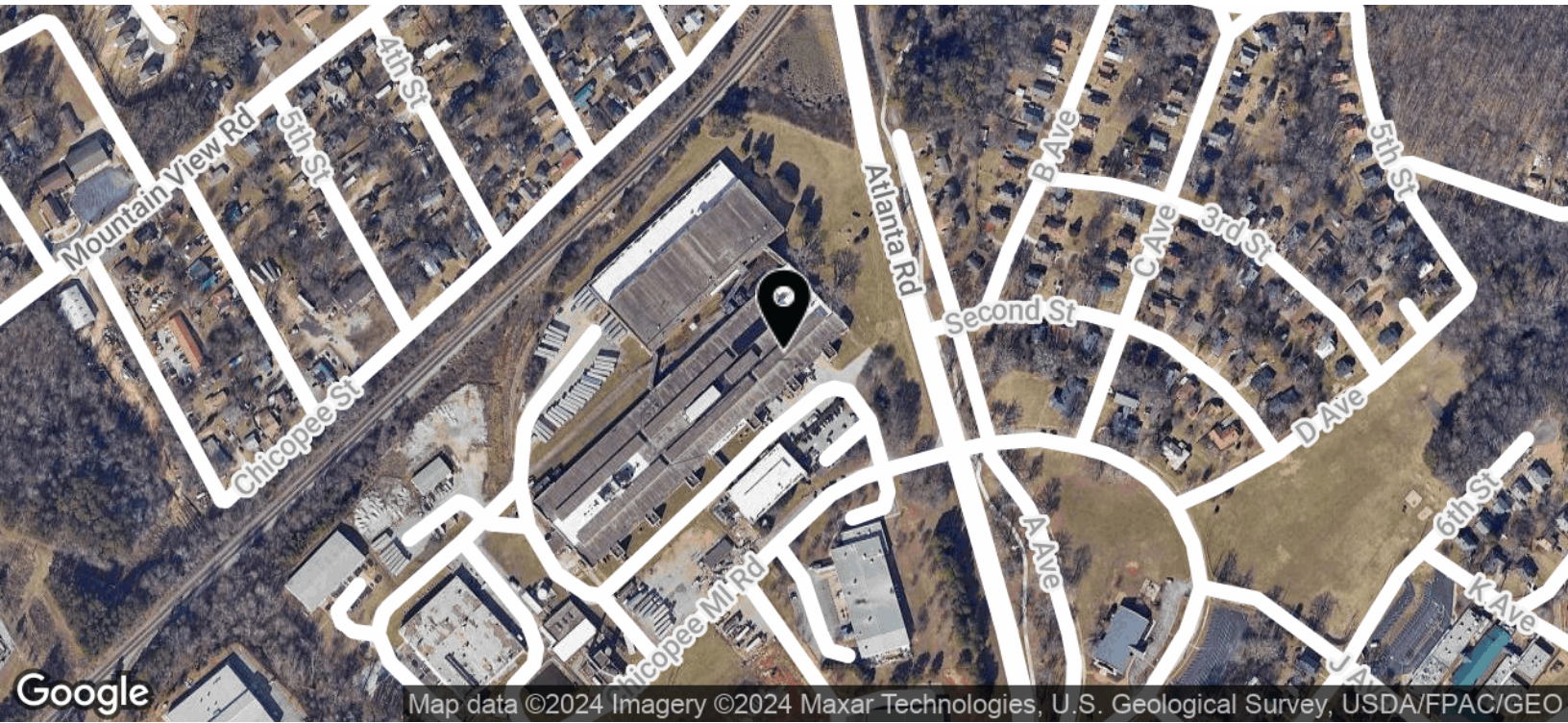
The company's appearance differed significantly from the traditional cotton mills of its time; some even likened it to a college campus. In tandem with the innovative mill, Johnson & Johnson embraced a paternalistic approach, exemplified by Robert Wood Johnson's personal involvement in envisioning the Chicopee village. As historian James J. Lorence noted in the Georgia Historical Quarterly, this was Robert Wood Johnson's personal endeavor, aimed at creating a highly productive establishment rooted in a management commitment to workforce well-being and the belief that good labor relations were integral to good business.



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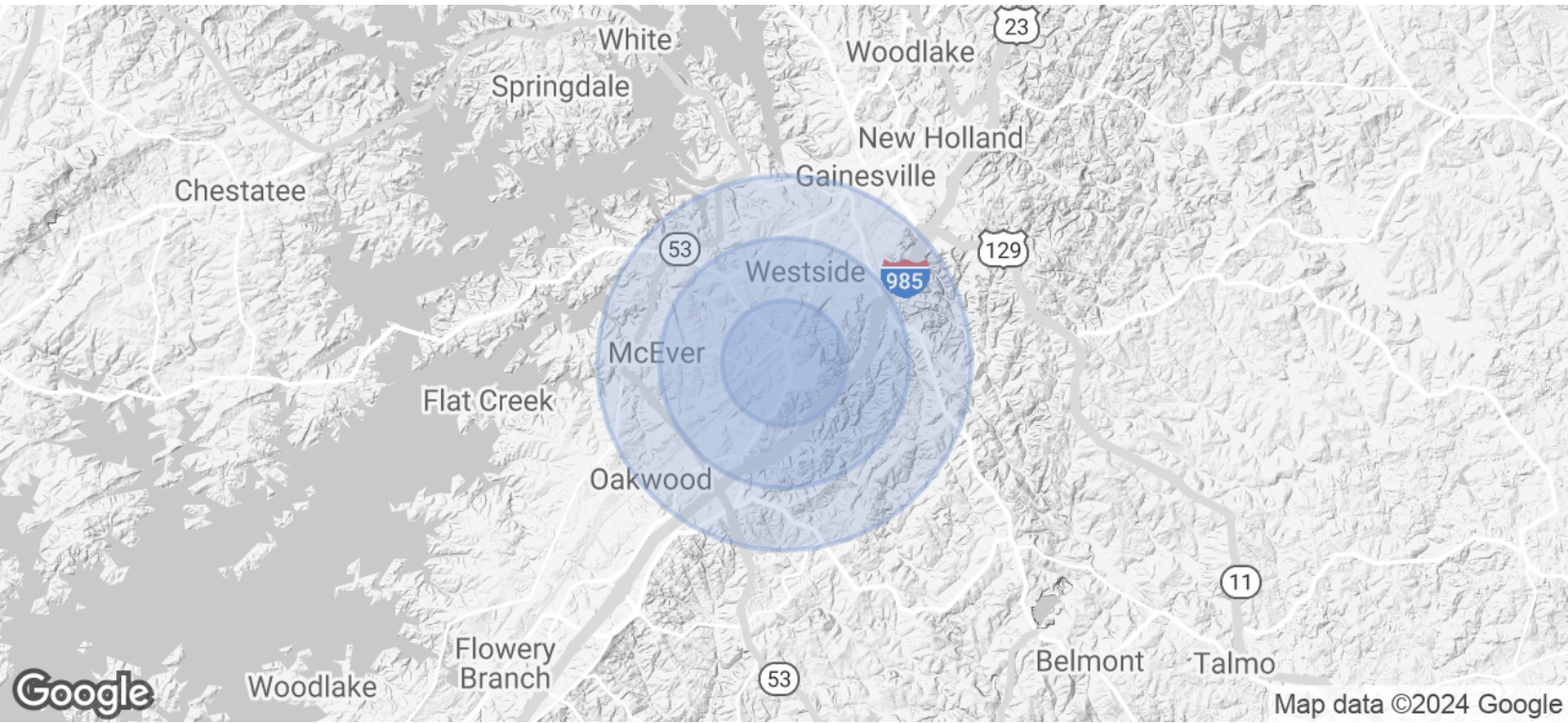
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<b>Population</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Population	3,306	16,855	35,553
Average Age	31.7	30.8	29.8
Average Age (Male)	28.3	28.9	27.6
Average Age (Female)	36.0	34.8	33.6
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>2 Miles</b>	<b>3 Miles</b>
Total Households	927	4,761	11,119
# of Persons per HH	3.6	3.5	3.2
Average HH Income	\$72,256	\$70,047	\$59,116
Average House Value	\$184,008	\$168,618	\$161,531

\* Demographic data derived from 2020 ACS - US Census



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# Let's talk.

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