



OFFERING SUMMARY

Asking Price:	\$6,850,000.00
Total Building:	67,604 +/- Square Feet
Lot Size:	3.35 +/- Acres
Price / SF:	\$101.32
Current Zoning	Heavy Industrial
Highest of Best Use:	Commercial

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





PROPERTY HIGHLIGHTS

- Building size: 67,604 +/- square feet
- Lot size: 3.53 +/- acres
- Metal and masonry construction
- All utilities
- Fully sprinkled
- Fenced in corner lot with access via lighted intersection
- Located off heavily trafficked E.E. Butler Parkway and Athens Highway traffic count of 38,100+ AADT
- 0.2 miles from I-985 Exit 22, 2.0 miles from Lee Gilmer Memorial Airport and Northeast Georgia Medical Center
- 6.8 miles from Northeast Georgia Inland Port, 63 miles from Hartsfield-Jackson Atlanta International Airport

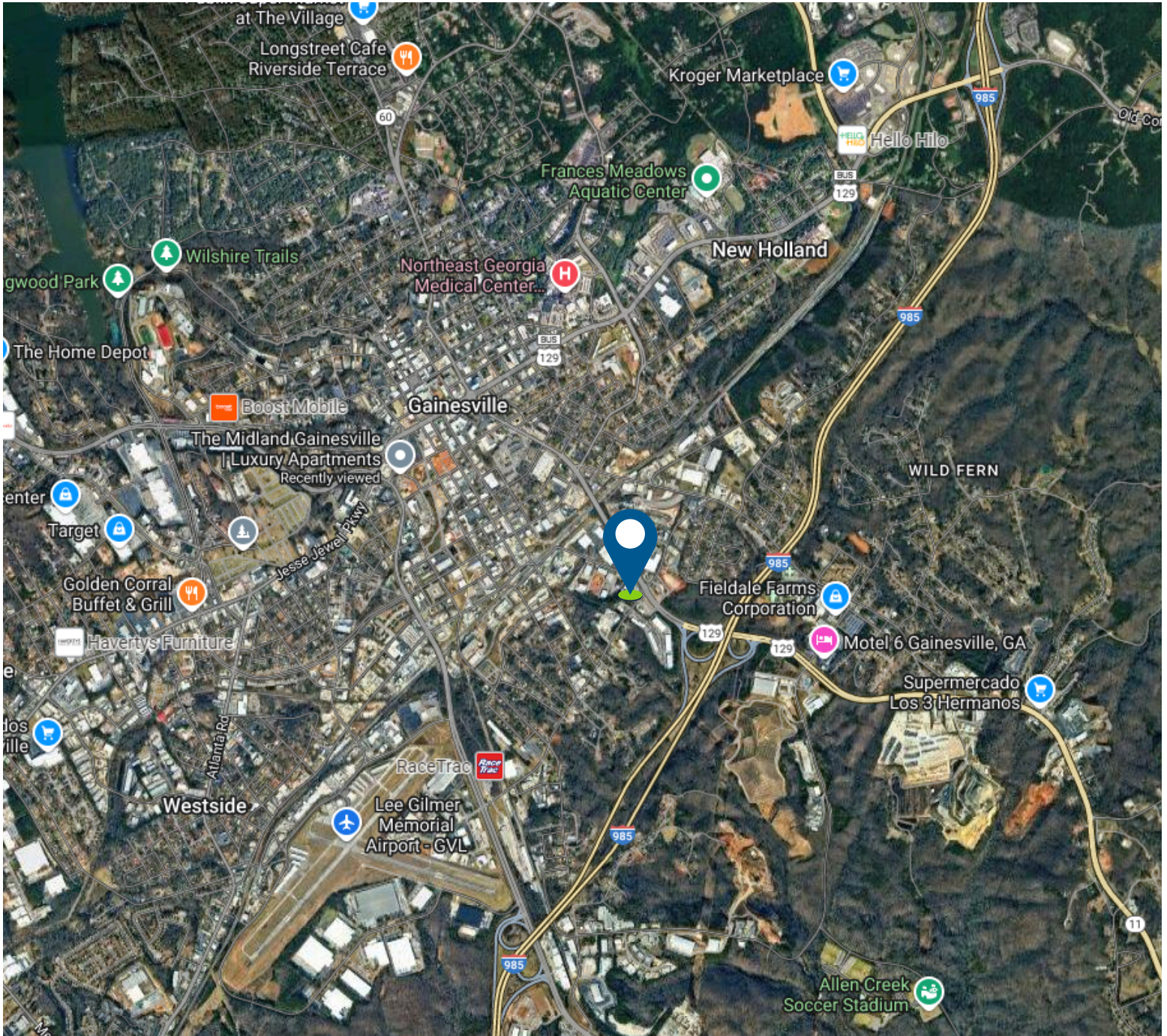








MAP LOCATION





CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker

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



Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | www.candler.com

© 2022 Candler Real Estate. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Candler Real Estate does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.