



## Chestnut Industrial Center

### OFFERING SUMMARY

Price:	\$1,175,000
Zoning:	Heavy Industrial
Acres:	1.71 Acres

### FOR INFORMATION

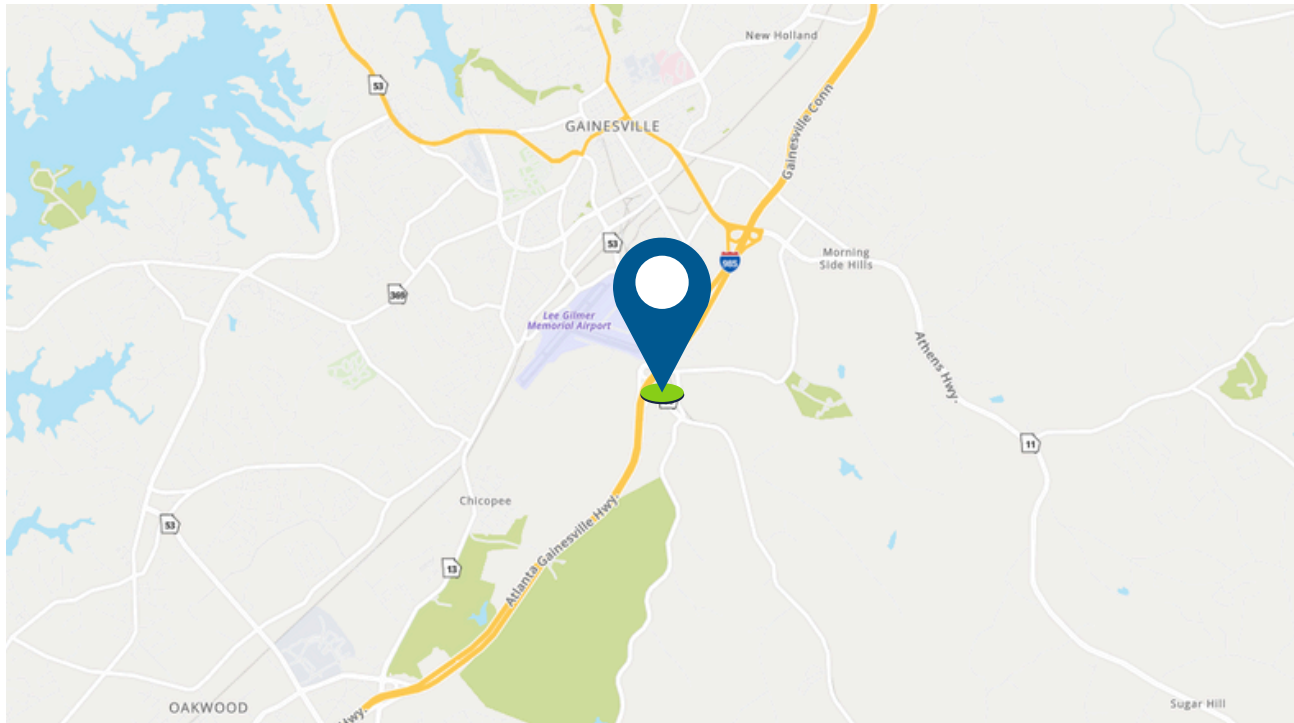
LEE HEMMER, CCIM, SIOR  
Principal/Managing Broker

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

135 Maple Street, NW  
Gainesville, GA 30501

[www.candler.com](http://www.candler.com)





## PROPERTY HIGHLIGHTS

- Level Commercial Lot Located in Midtown Gainesville
- Approved for 40,000 +/- Building Pad
- Great for Manufacturing and Industrial Office/Warehouse/Storage
- Would Entertain Build to Suit
- All Utilities Available
- Less than 0.5 Miles from I-985 / Exit 22
- 5 Miles from Planned Northeast Georgia Inland Port
- 1.5 Miles from Lee Gilmer Airport



# Site Development Plan

## SITE DEVELOPMENT PLANS FOR: CHESTNUT INDUSTRIAL CENTER, LLC



ZONED: SIA  
PARCEL: 01032 001018A  
LAND LOT 150, 9TH DISTRICT  
CITY OF GAINESVILLE, GA

TOTAL AREA: 1.71 ACRES  
DISTURBED AREA: 2.00 ACRES

DES PROJECT NO. 2019-004

SITE ADDRESS:  
990 SE CHESTNUT STREET  
GAINESVILLE, GA 30501

WATER SOURCE: CITY OF GAINESVILLE  
SEWER SOURCE: CITY OF GAINESVILLE

CITY OF GAINESVILLE COMMUNITY DEVELOPMENT DEPT.  
SIGNING AGENT:  
-ALL SIGNAGE TO BE PERMITTED SIGNAGE

LOADING AREA:  
-ALL LOADING SHALL BE LOW-LEVEL, NON-SPIRE LOADING

PRE-CONSTRUCTION MEETING  
THE CONTRACTOR WILL ARRANGE A  
PRE-CONSTRUCTION MEETING WITH THE  
PUBLIC WORKS DEPARTMENT  
(770-535-6883) PRIOR TO FINAL SIGN-OFF

OWNER/DESIGNER OFFICE  
LARRY PHILLIPS, JR.  
526 PEAKSIDE DRIVE  
GAINESVILLE, GA 30501  
(770) 535-4739  
lphillips@lphillips.com  
24 HOURS CONTACT  
LARRY PHILLIPS, JR.  
PHONE: (770) 654-1027

PREPARED BY:

**DES  
DAVIS**  
ENGINEERING & SURVEYING

113 PROMINENCE COURT  
SUITE 210  
DAWSONVILLE, GA 30534  
PHONE: (706) 265-1234  
DAVISENGINEERS.COM

A ANY CONTACT INFORMATION OF ANY KIND INFORMATION  
CONTAINED AND EXCLUDED HEREIN IS THE PROPERTY OF DES  
DAVIS ENGINEERING & SURVEYING, LLC. CONTRACTOR NOT BE RESPONSIBLE FOR  
THE ACCURACY OF ANY INFORMATION CONTAINED HEREIN. THE CONTRACTOR  
AGREES TO HOLD DES DAVIS ENGINEERING & SURVEYING, LLC HARMLESS  
FOR ANY AND ALL DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE  
ATTORNEY'S FEES, THAT MAY BE INCURRED BY THE CONTRACTOR AS A RESULT OF  
RELYING ON ANY INFORMATION CONTAINED HEREIN.



SHEET INDEX	
1	COVER SHEET
2	EXISTING CONDITIONS/NEEDS PLAN
3	SITE PLAN
4	GRADING & DRAINAGE PLAN
5	UTILITY PLAN
6-8	ERAPC PLANS
9	ERAPC NOTES
10	ERAPC DETAILS
11	CONSTRUCTION DETAILS & OTHER PROBLEMS
12	TRAIL PLAN

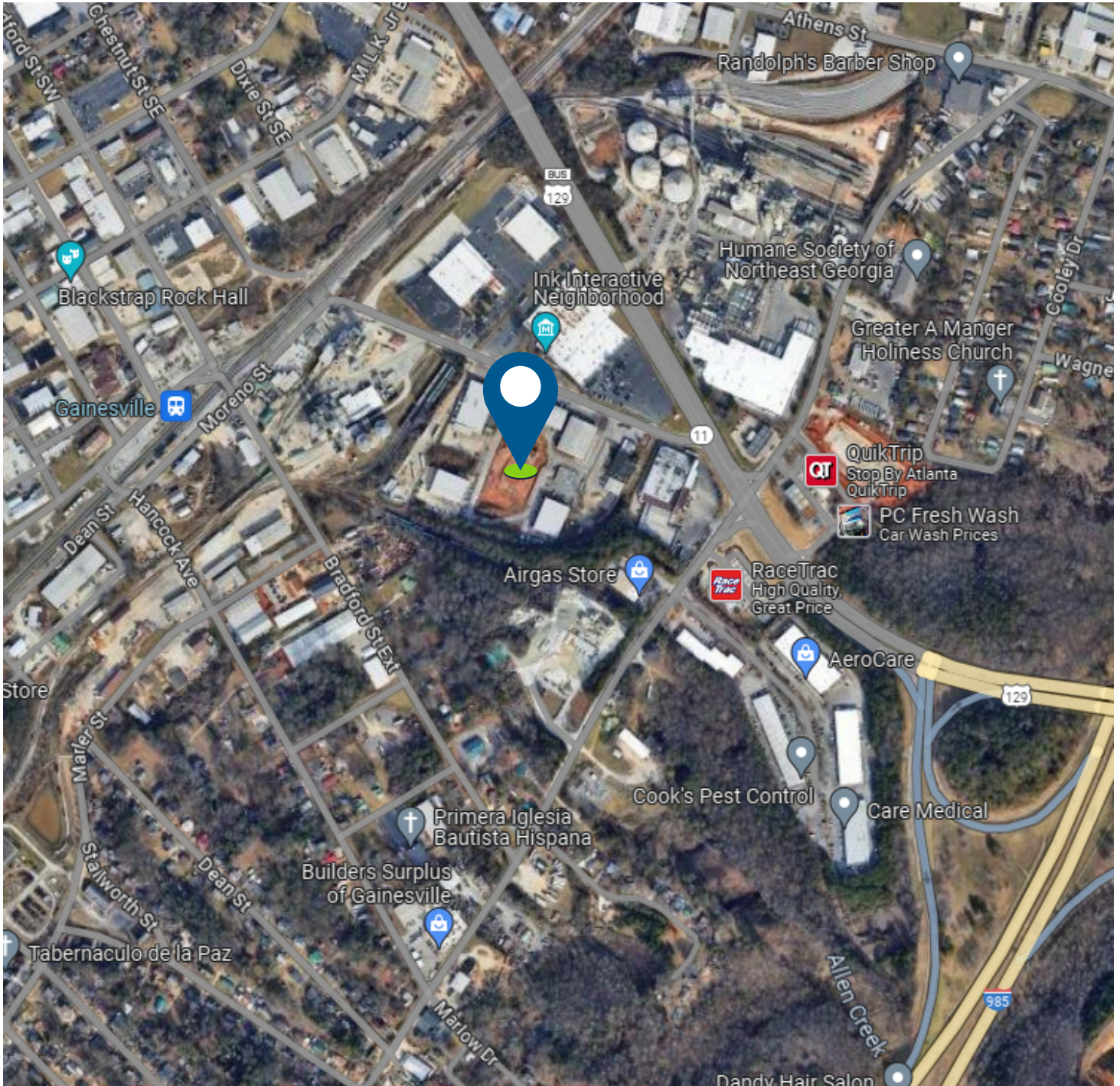
NUMBER	DATE	DESCRIPTION
1	2/15/19	ISSUE FOR PERMIT

THE INSTALLATION OF EROSION CONTROL MEASURES AND PRACTICES SHALL OCCUR PRIOR TO OR CONCURRENTLY WITH LAND DISTURBING ACTIVITIES.  
THE LOCATION OF ALL UTILITIES SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND WERE OBTAINED FROM OBSERVATIONS AT THE SITE AND/OR FROM INFORMATION PROVIDED BY THE PROPERTY OR UTILITY OWNERS.  
DAVIS ENGINEERING & SURVEYING, LLC DOES NOT GUARANTEE THAT THE LOCATIONS SHOWN ARE EXACT AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXACT LOCATIONS OF ALL  
EXISTING UTILITIES, TO NOTIFY UTILITY OWNERS PRIOR TO CONSTRUCTION, AND TO COORDINATE THE RELOCATION OF ALL THE UTILITIES WHICH COMPLY WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS.

Activate Windows









Chestnut Street Southeast



# CANDLER

REAL ESTATE

FOR MORE INFORMATION, PLEASE CONTACT:

**LEE HEMMER, CCIM, SIOR**

*Principal/Managing Broker*

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**Candler Real Estate | 135 Maple Street, Gainesville, GA 30501 | 770-988-6383 | [www.candler.com](http://www.candler.com)**

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