



**BERKSHIRE HATHAWAY**

HomeServices  
Georgia Properties

COMMERCIAL DIVISION

# FOR LEASE

**13,000+ sf Office /  
Warehouse / Distribution  
Central Midtown location**



**520 C Maple St., Gainesville GA**

Marketed By:

**Don Grimsley**

Berkshire Hathaway Home Services GA Properties  
500 Jesse Jewell Pkwy., SE Suite 300  
Gainesville, GA 30501  
Direct- 770-533-6738  
Office – 706-968-9000  
Don@DonGrimsley.com  
www.DonGrimsley.com





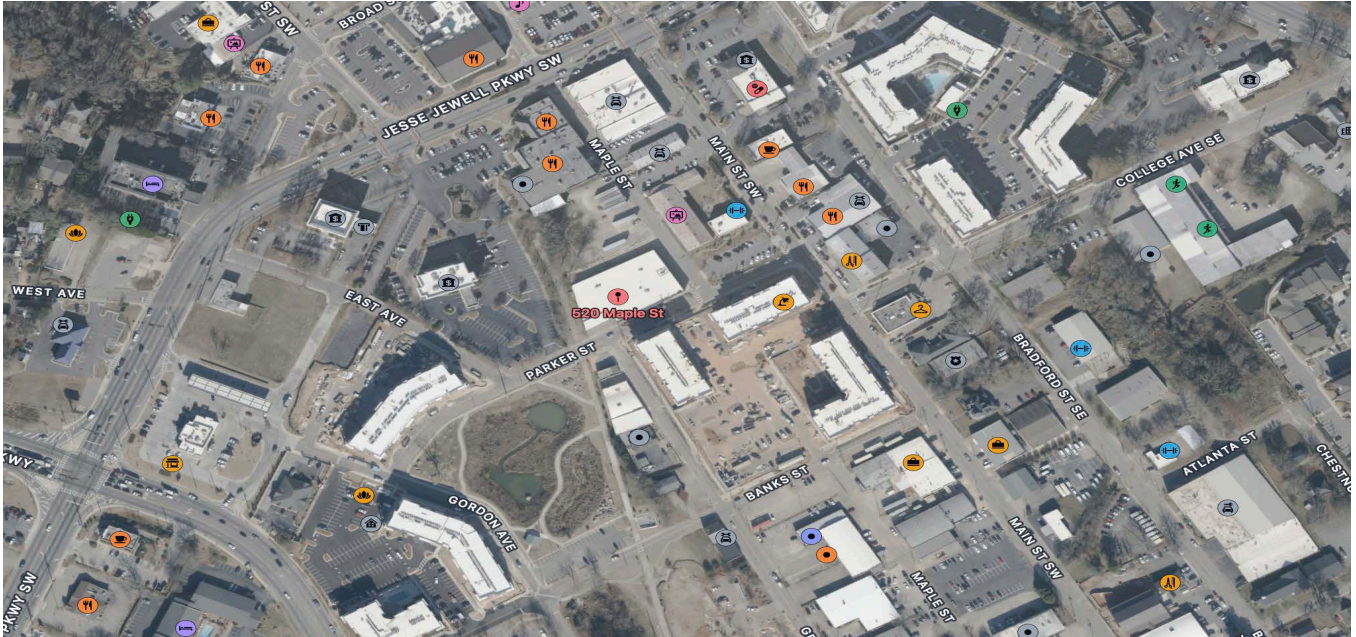
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## Property Information

**\$8,287 per month**

**\$7.67 psf**



- ♦ *Highest & best use is warehouse*
- ♦ 13,000+ s.f. divided as 2,000 s.f. office & 11,000 s.f. warehouse
- ♦ 3 offices, large open work area & storage w/ garage door
- ♦ Warehouse is air-conditioned
- ♦ Bathroom w/shower
- ♦ Tall Ceilings - up to 20 9'
- ♦ 3-Phase 220 amp electric

- ♦ Massive covered loading docks w/ (2) 7'10 x 8' doors
- ♦ Zoned light industrial
- ♦ Newer roof & lights
- ♦ Landlord pays property taxes & insurance / Tenant all utilities
- **Federal Opportunity Zone** — Click for info
- Personal Guarantee Required

**[Click Here for Virtual Tour](#)**

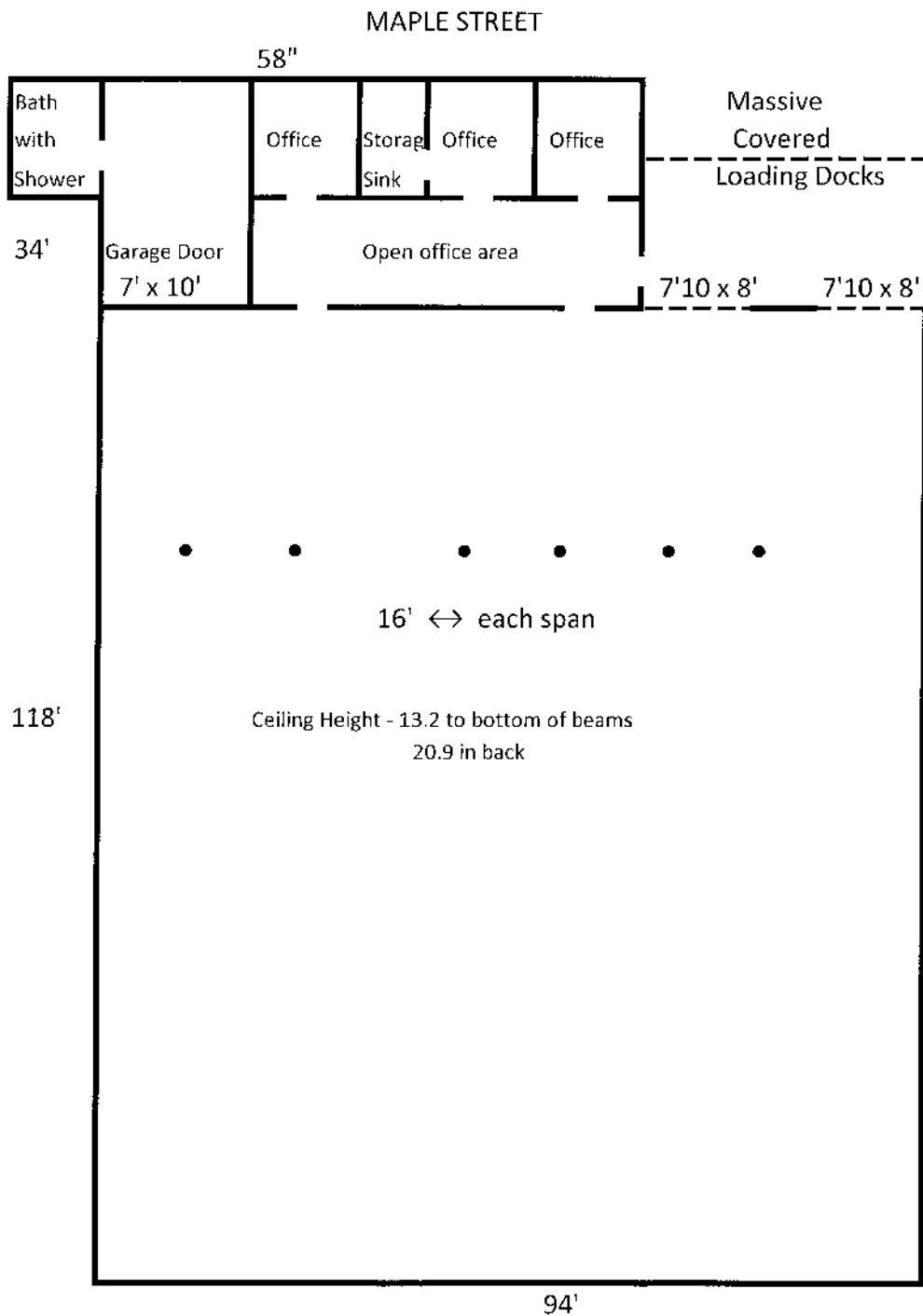












520 C Maple Street  
13,000+ s.f. office/warehouse/Mix Use



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## Location Map



Take I-985 North to exit 20 Queen City Pkwy/ Hwy 60 towards Gainesville, approx. 2 miles. Right onto Jesse Jewell Pkwy at light. Right on Maple St. property on right.

