



CANDLER
REAL ESTATE

INDUSTRIAL PROPERTY FOR SUBLEASE

1242 West Ridge Road | Gainesville, GA 30501



FOR INFORMATION

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Industrial Property for Sublease

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Property Highlights

- Dead storage space
- 12 dock high doors
- 29' x 59' column spacing
- Heavy industrial zoning in Hall County
- Located less than 1/2 a mile from I-985 at Exit 20
- Across from Lee Gilmer Airport
- 15 minutes from new Blue Ridge Connector Inland Port, set to open in spring of 2026

Offering Summary

Lease Rate:	\$7.50 SF/yr (NNN)
Available SF:	40,000 SF
Lot Size:	4.47 Acres
Building Size:	79,200 SF

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,114	12,440	27,402
Total Population	4,044	38,877	80,752
Average HH Income	\$54,050	\$69,319	\$78,631

Presented By:

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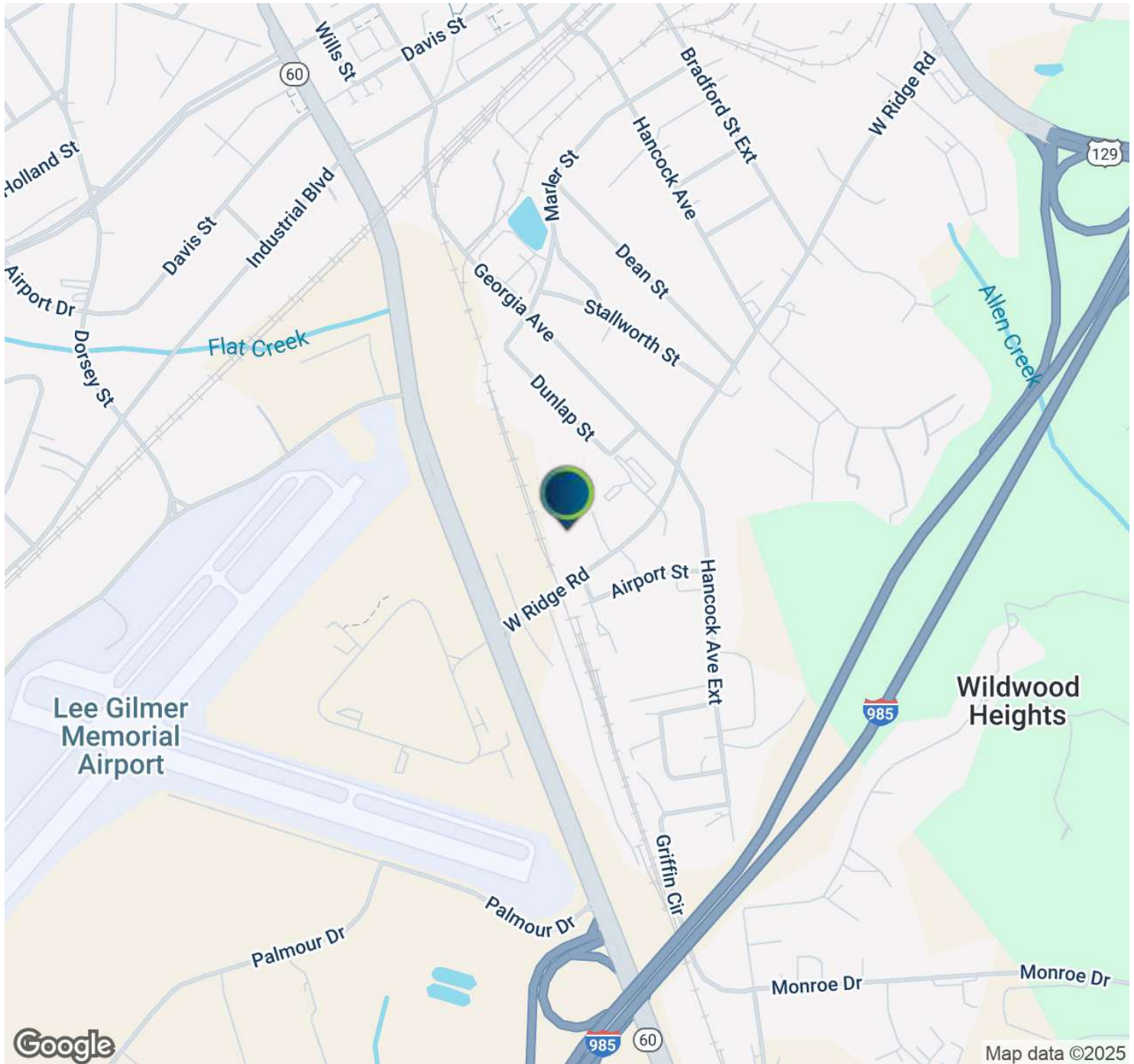
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