



# 1364 CANDLER ROAD

GAINESVILLE, GA 30507



**±21.8 USABLE ACRES OF OUTSIDE STORAGE | ±24,234 SF OF BUILDING IMPROVEMENTS | DIVISIBLE**

**FOR MORE  
INFORMATION:**

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# Property Highlights

985 IOS offers a rare opportunity to secure a large site near the Blue Ridge Connector, a 104-acre inland port with the capacity of 150,000 container lifts annually. With limited available Industrial Outside Storage (IOS) sites in Northeast Georgia, this site provides a cost-effective option for 1-2 occupiers. 985 IOS has multiple access points to Candler Rd and is just 0.4 miles from I-985, making it ideal for high throughput operations.

## TOTAL SITE

<b>Gross Acreage</b>	28.3 Acres
<b>Usable Acreage</b>	±21.8 Acres
<b>Building Improvements</b>	<ul style="list-style-type: none"><li>- ±8,415 SF Office</li><li>- ±8,519 SF Maintenance Shop</li><li>- ±7,300 SF Covered Storage</li></ul>
<b>Zoning</b>	I-I (Hall County)
<b>Paving</b>	Mix of Compacted Gravel & Asphalt Millings
<b>Security &amp; Access</b>	<ul style="list-style-type: none"><li>- Fenced, Gated &amp; Security Cameras Across Site</li><li>- 2 Points of Site Access to Candler Road</li></ul>
<b>NOTE</b>	Site currently has a short-term tenant in place. All organic material from landscaping occupier will be removed prior to move-in.



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# PROPERTY SPECIFICATIONS

## BUILDING #3 (546 SF SHOP)

- 1 Oversized Door (13' x 14')
- Air/Fuel Lines

## BUILDING #2 (1,200 SF)

- 2 Drive-Ins Doors (12' x 10')

1

±10.2 ACRES

2

±11.6 ACRES

Candler Rd

## BUILDING #5 (720 SF)

- Office Trailer

## BUILDING #4 (8,562 SF)

- 16' Clear Height
- 4 Oversized Doors (12' x 12')
- 3 Offices
- 5,038 SF Maintenance Building
- 3,524 SF Covered Storage

## BUILDING #1 (12,805 SF)

- 7,760 SF High-End Office, 6 Restrooms
- 2,415 SF Maintenance Building
  - 18' - 22' Clear Height
  - 4 Cross-Docked Drive-Ins (16' x 12')
- 2,630 SF Covered Storage



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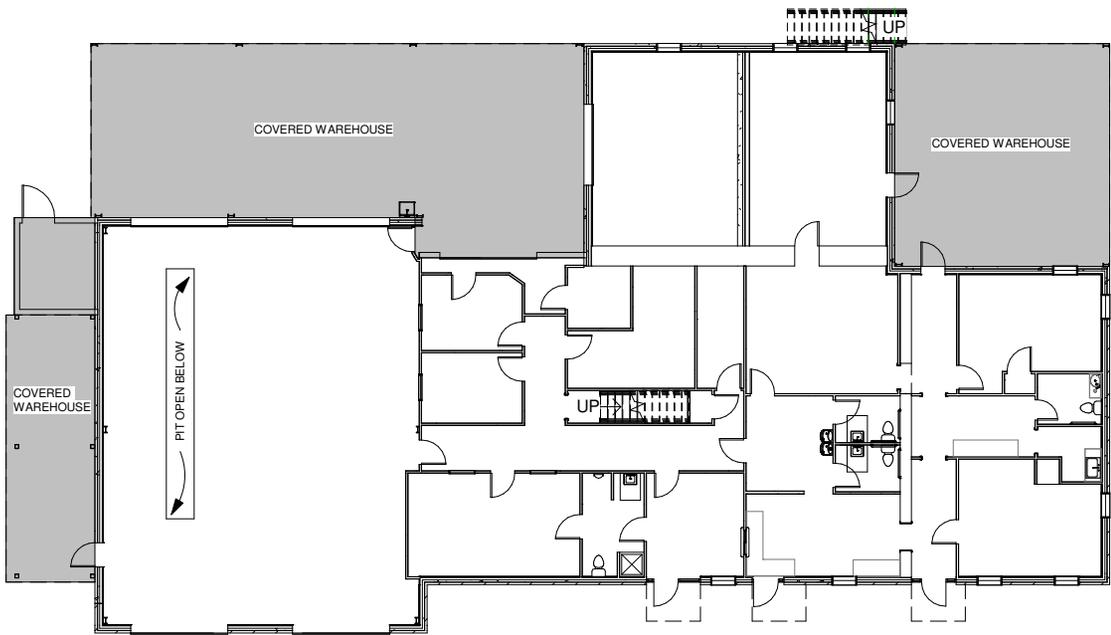
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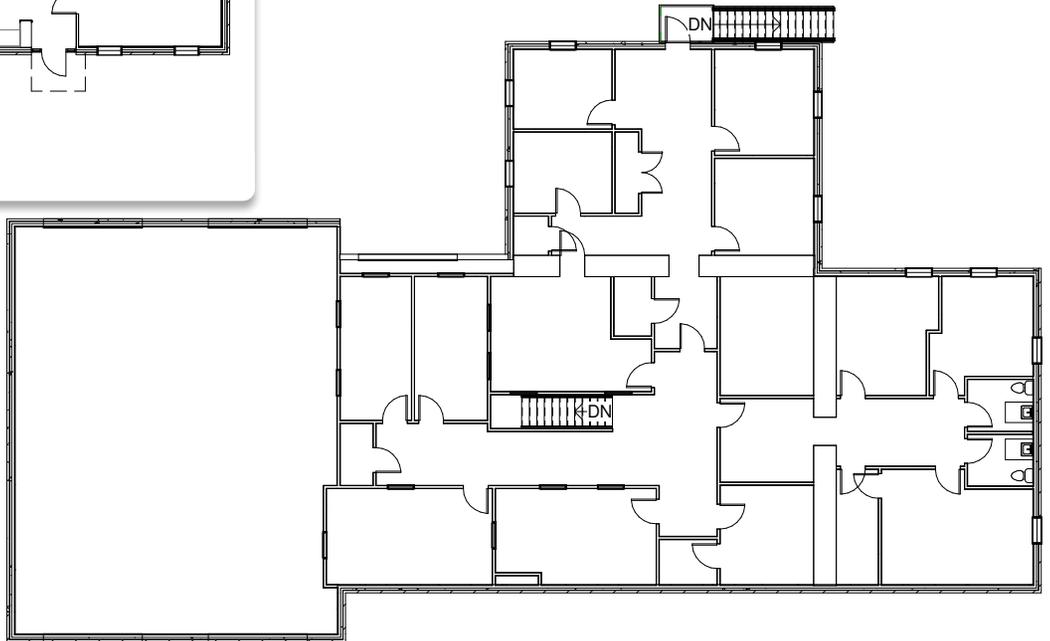
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**SITE 1 | BUILDING #1 | 12,805 SF**



**FIRST FLOOR**



**SECOND FLOOR**

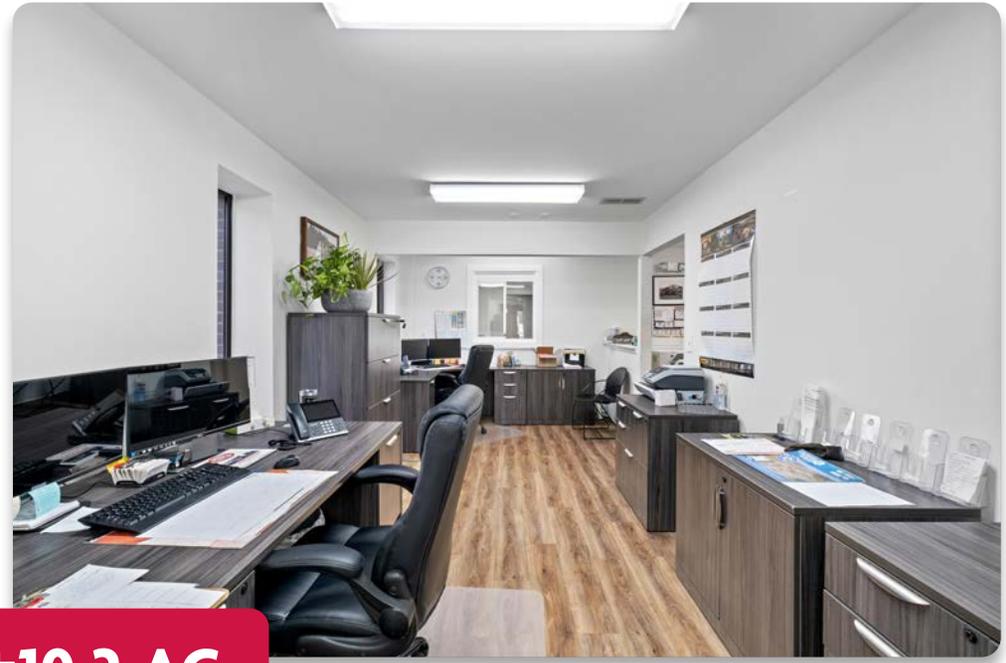
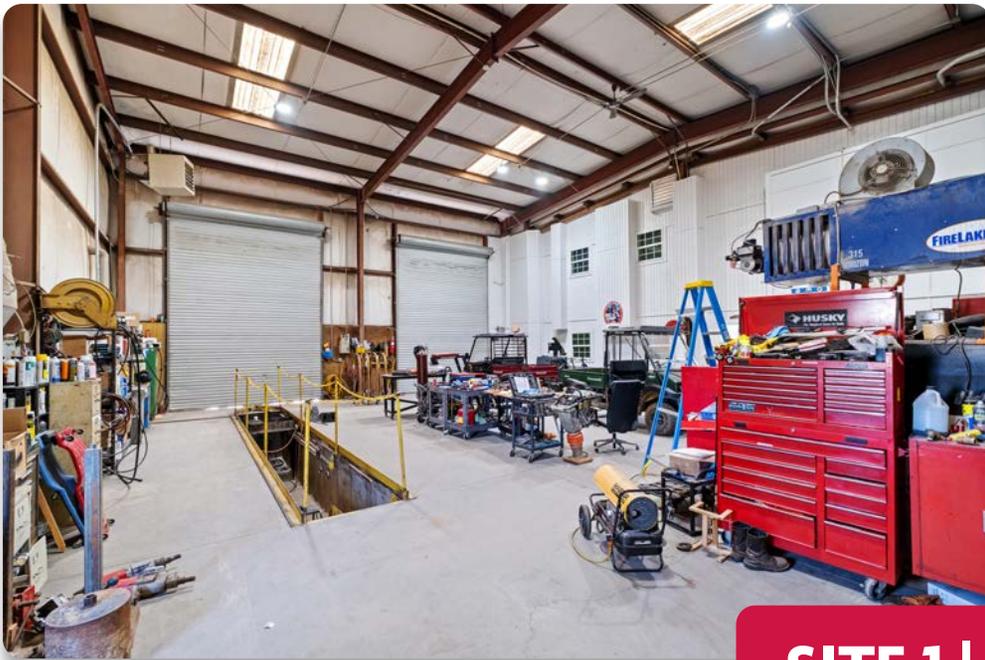


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**SITE 1 | ±10.2 AC**



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**SITE 2 | BUILDING #4 | 8,562 SF**



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**SITE 2 | ±11.6 AC**



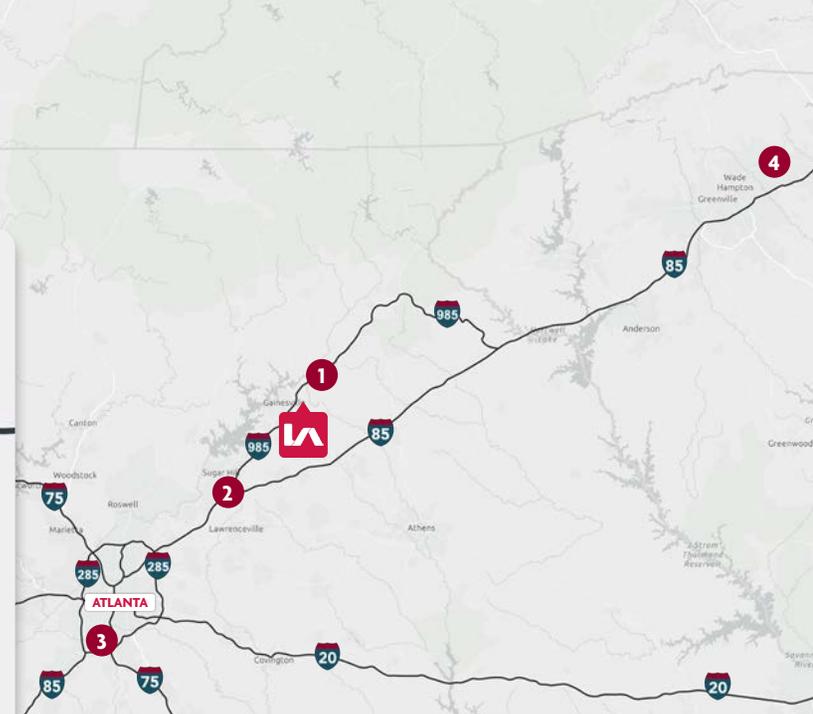
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# Location Highlights



## KEY DISTANCES

- ① Gainesville Inland Port | 8 mi | 12 mins
- ② Interstate 85 | 20 mi | 19 mins
- ③ Atlanta Int'L Airport | 64 mi | 88 mins
- ④ Inland Port Greer, SC | 118 mi | 121 mins
- ⑤ Appalachian Regional Port | 92 mi | 132 mins
- ⑥ Port of Savannah | 295 mi | 280 mins



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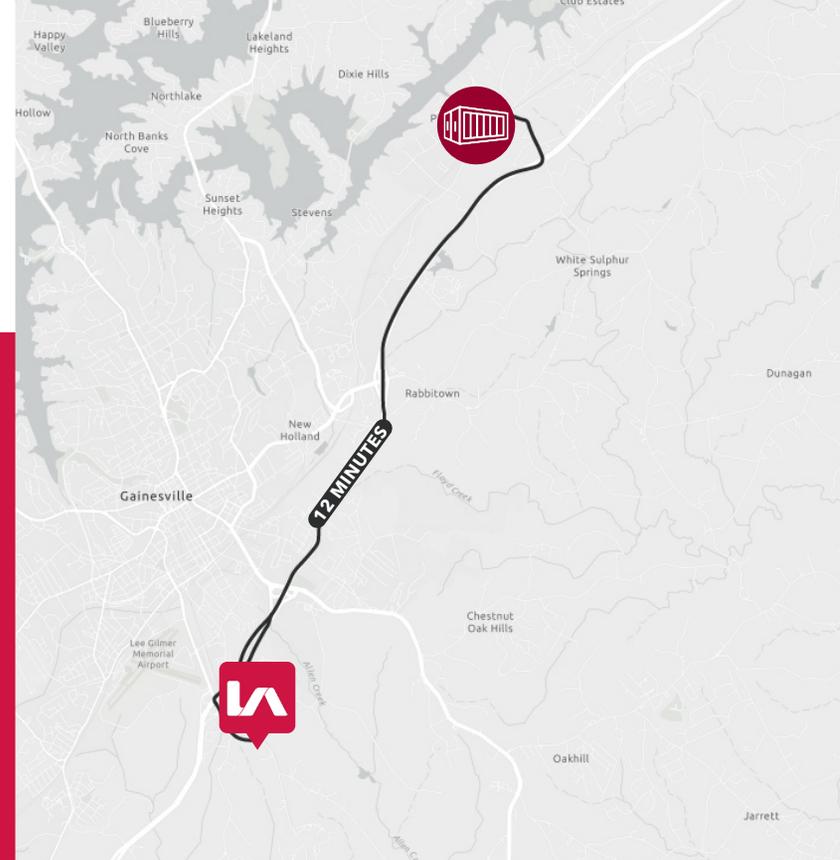
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# Gainesville Inland Port

Blue Ridge Connector | Est. Delivery 2026

## KEY BENEFITS

- 1 Direct Rail Link to Port of Savannah**  
Connects North Georgia directly by rail to the #2 most connected port in the U.S., reducing transit times and improving logistics efficiency
- 2 Reduced Transportation Costs & Congestion**  
Eliminates a 600-mile round trip by truck, cutting costs for importers/exporters and easing congestion on Georgia highways
- 3 High Capacity**  
Capable of handling 200,000 containers annually with 18,000 feet of working tract, allowing for significant cargo throughput
- 4 Strategic Location**  
Positioned near major highways (I-85, I-985, Hwy 365, Hwy 129, Hwy 441), offering fast regional access and strong logistics support
- 5 Sustainability Focused**  
Reduces emissions by 75% compared to road transport, utilizes 14 hybrid-electric cranes, & incorporates noise-/light-reducing technology
- 6 Supports Regional Economic Development**  
Will serve existing port users while attracting new investment and creating opportunities in manufacturing and logistics across NE Georgia



Courtesy of GA Port Authority



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