



CANDLER

REAL ESTATE

4336 Cornelia Hwy | Lula, GA 30554
Office/Warehouse/Storage Area For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

4336 Cornelia Hwy

Lula, GA 30554



Property Description

Office, Warehouse and Outside Storage space available within the Howard Brothers building at 4336 Cornelia Highway, Lula, GA. This commercial property offers a combination of office suites, warehouse/service space, and secure outdoor storage areas making it ideal for contractors, distributors, service companies, or light industrial users. Conveniently located with easy access to Highway 365, the property provides ample parking, loading capabilities, and flexible space configurations to accommodate a variety of light industrial tenants.

Property Highlights

- 5,000 +/- SF of office space
- 15,000 +/- SF of warehouse space
- 2 +/- acres of outside storage area
- All utilities available
- 2024 Traffic Count: 38,400 AADT
- 13.5 miles to Lee Gilmer Memorial Airport, Gainesville, GA
- 73 miles to Hartsfield-Jackson International Airport, Atlanta
- 5.8 miles to Gainesville Inland Port
- 12 miles to Downtown Gainesville
- 30 miles to Downtown Toccoa

Offering Summary

Lease Rate:	Contact Agent for Details
Zoning:	PCD

Presented By:

Lee Hemmer, CCIM, SIOR
770.988.6383
Principal/Managing Broker
lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | [candler.com](https://www.candler.com)

4336 Cornelia Hwy

Lula, GA 30554



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

4336 Cornelia Hwy

Lula, GA 30554

WAREHOUSE SPACE



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

4336 Cornelia Hwy

Lula, GA 30554

OUTSIDE STORAGE



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

4336 Cornelia Hwy

Lula, GA 30554



Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com

4336 Cornelia Hwy

Lula, GA 30554



Lee Hemmer, CCIM, SIOR

Principal/Managing Broker

lee@candler.com

Direct: **770.988.6383**

GA #183296

Candler Real Estate
135 Maple Street NW
Gainesville, GA 30501
770.988.6383

Presented By:

Lee Hemmer, CCIM, SIOR

770.988.6383

Principal/Managing Broker

lee@candler.com



135 Maple Street NW, Gainesville, GA 30501 | 770.988.6383 | candler.com