



# CANDLER

REAL ESTATE

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2251 Hardwood Circle Lot 6 | Gainesville, GA 30507  
Proposed Industrial Building For Lease



**LEE HEMMER, CCIM, SIOR**

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**BLAKE LICKTEIG**

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
**+ Industry Expertise**

# INDUSTRIAL BUILDING FOR LEASE

2251 Hardwood Circle Lot 6, Gainesville, GA 30507



## Property Description

\*\* Available October 31, 2026 \*\*

The proposed premises consist of a newly constructed  $\pm 12,000$  square-foot industrial building located at 2251 Hardwood Circle in Gainesville, Georgia, within the established Candler Business Park. The building will be delivered in shell condition unless otherwise negotiated, with modern construction standards suitable for light industrial, distribution, manufacturing, or flex-use operations.

## Property Highlights

- 12,000 +/- Square Feet
- 9,000 SF of outdoor paved and curbed area behind proposed building
- 1 loading dock and 2 drive in doors
- 10% office finish
- 3 phase, 400 amp, 240 volt power service
- 22' ceiling height
- Infrastructure in place (curbs, paving, water, storm water management, utilities)
- Off-site storm water detention
- 3.5 miles from I-985 exit 20 and 11 miles from Braselton, GA
- 4.8 miles to Jackson County (14th fastest growing county in US)
- 65 miles to Hartsfield-Jackson Atlanta International Airport

## Offering Summary

Lease Rate:	Contact Agent For Price
Available SF:	12,000 SF

## Presented By:

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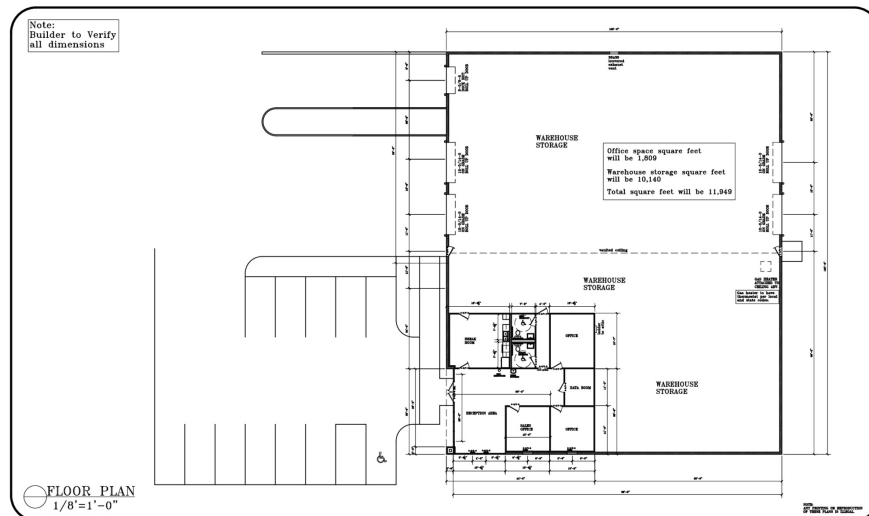
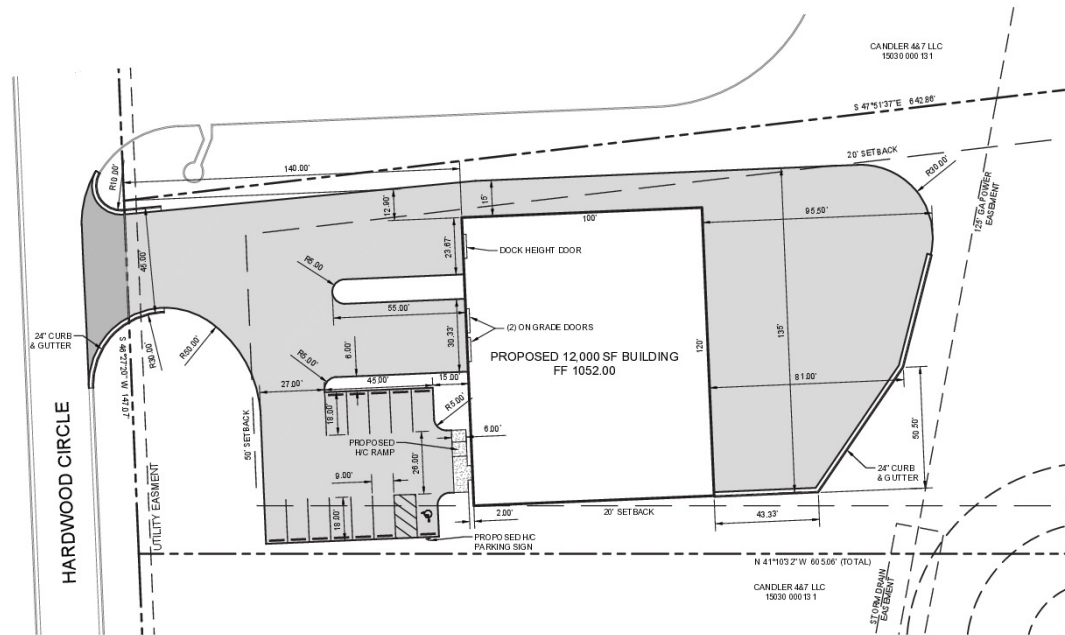
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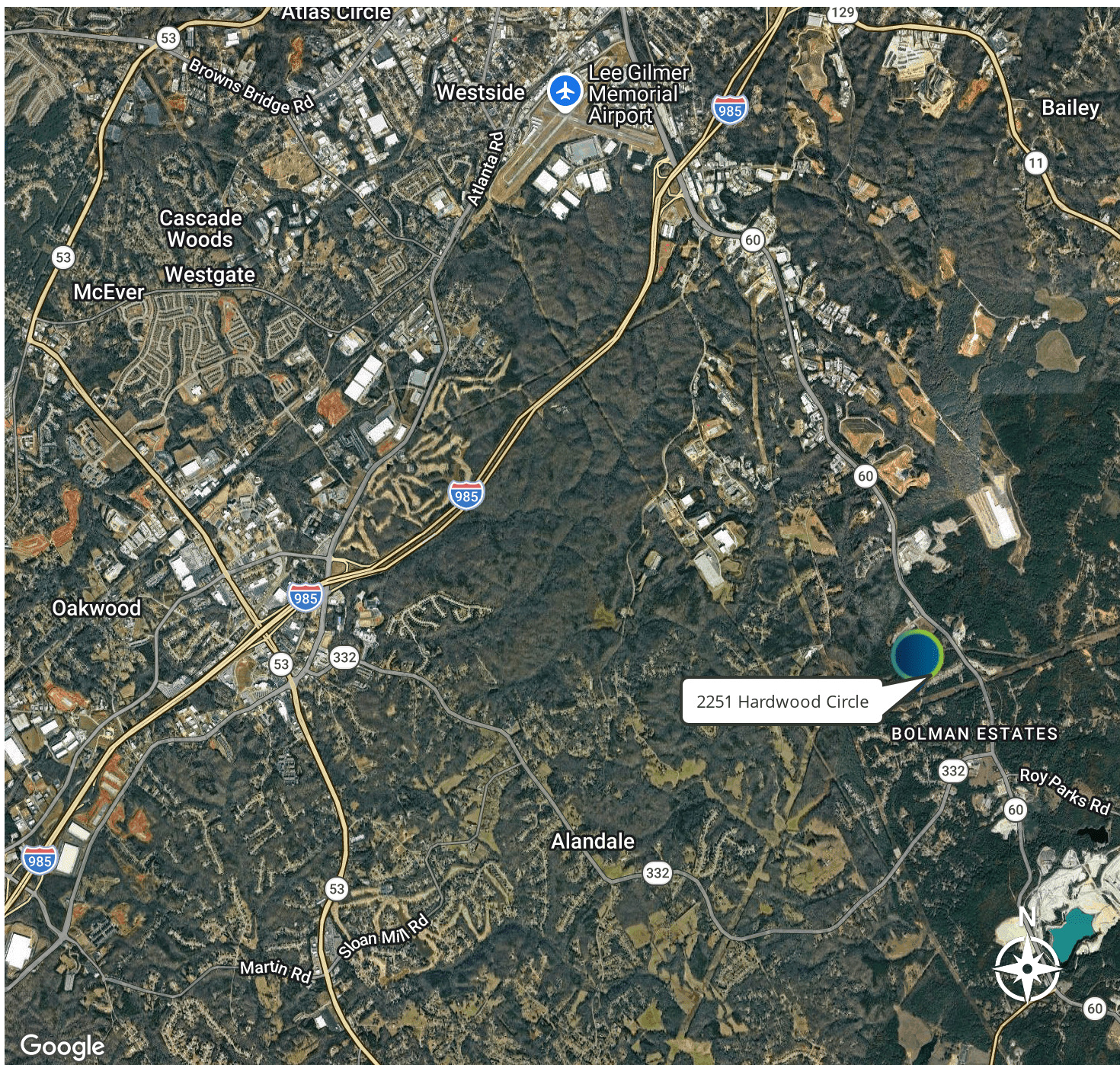
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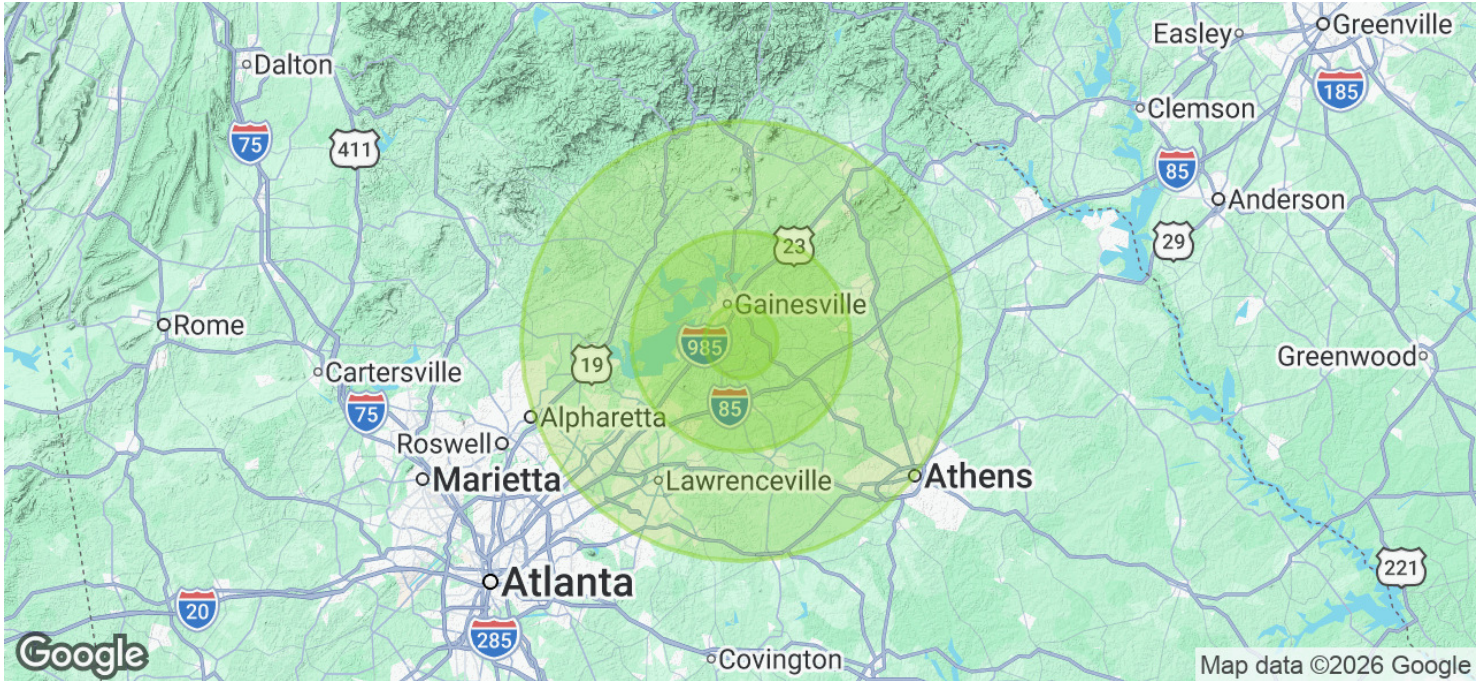
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# INDUSTRIAL BUILDING FOR LEASE

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Population	5 Miles	15 Miles	30 Miles
Total Population	57,164	405,344	1,855,932
Average Age	35	39	39
Average Age (Male)	35	38	38
Average Age (Female)	36	40	39

Households & Income	5 Miles	15 Miles	30 Miles
Total Households	17,238	137,752	629,407
# of Persons per HH	3.3	2.9	2.9
Average HH Income	\$78,000	\$111,542	\$119,540
Average House Value	\$306,073	\$428,606	\$428,985

2020 American Community Survey (ACS)

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