

Industrial Space For Sale or Lease

1569 Fulenwider Rd, Gainesville, GA 30507



Property Highlights

- For Sale or Lease
- 9,600 Square foot warehouse available
- Fully fenced outside storage
- 21' ceiling height
- 8 Total Drive in doors 12'x16'
- Power: 600Amps, 3 Phase, 208 Volts
- 2 Ton Gantry Crane
- 3 Exhaust fans in warehouse
- Drop outlets in warehouse
- LED lighting
- Enclosed washing bay with commercial pressure washer and floor drain
- Air compressor with lines in place
- Updated security system with cameras and flood lights
- Less than 10 minutes from Downtown Gainesville
- 1.3 miles from I-985 off Exit 20
- 2.8 miles from Lee Gilmer Memorial Airport

Offering Summary

Sale Price:	\$1,525,000
Lease Rate:	\$12 SF/yr (NNN)
Available SF:	9,600 SF
Lot Size:	69,750 SF
Building Size:	9,600 SF

Demographics	1 Mile	5 Miles	10 Miles
Total Households	111	22,175	61,570
Total Population	697	71,529	183,218
Average HH Income	\$92,657	\$83,603	\$104,130

Presented By:

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Bennett Smith

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Commercial Sales Associate



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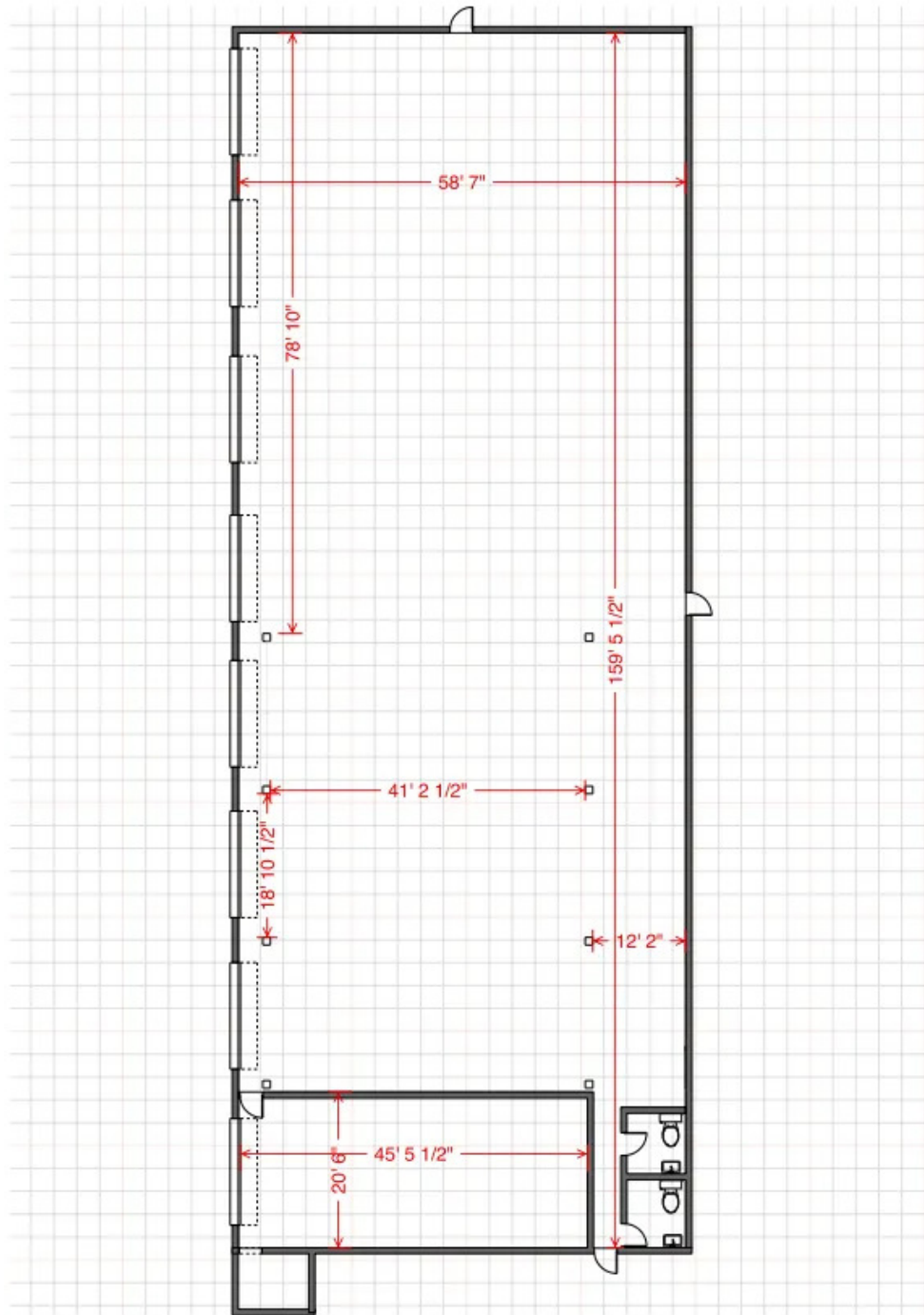
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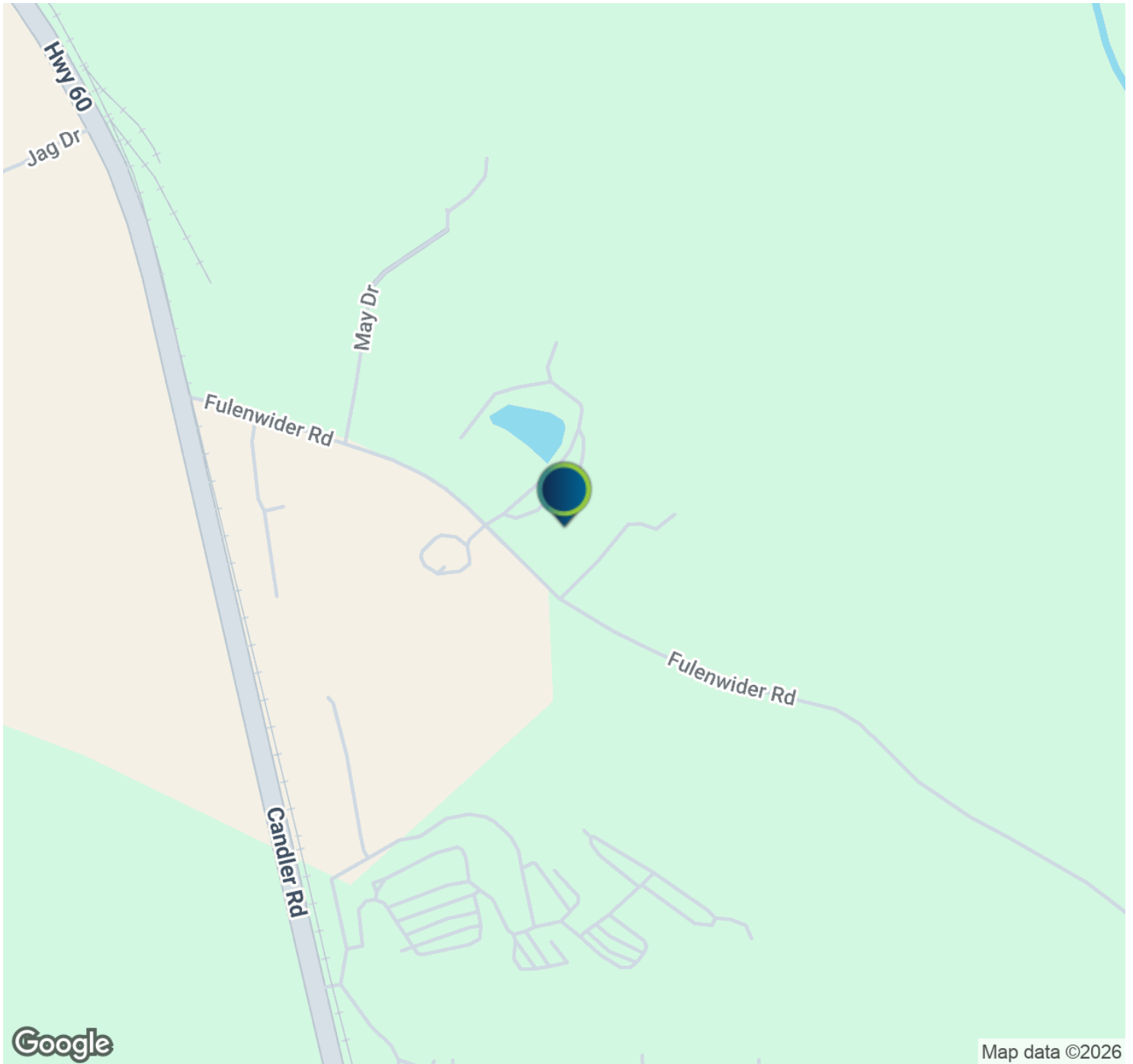
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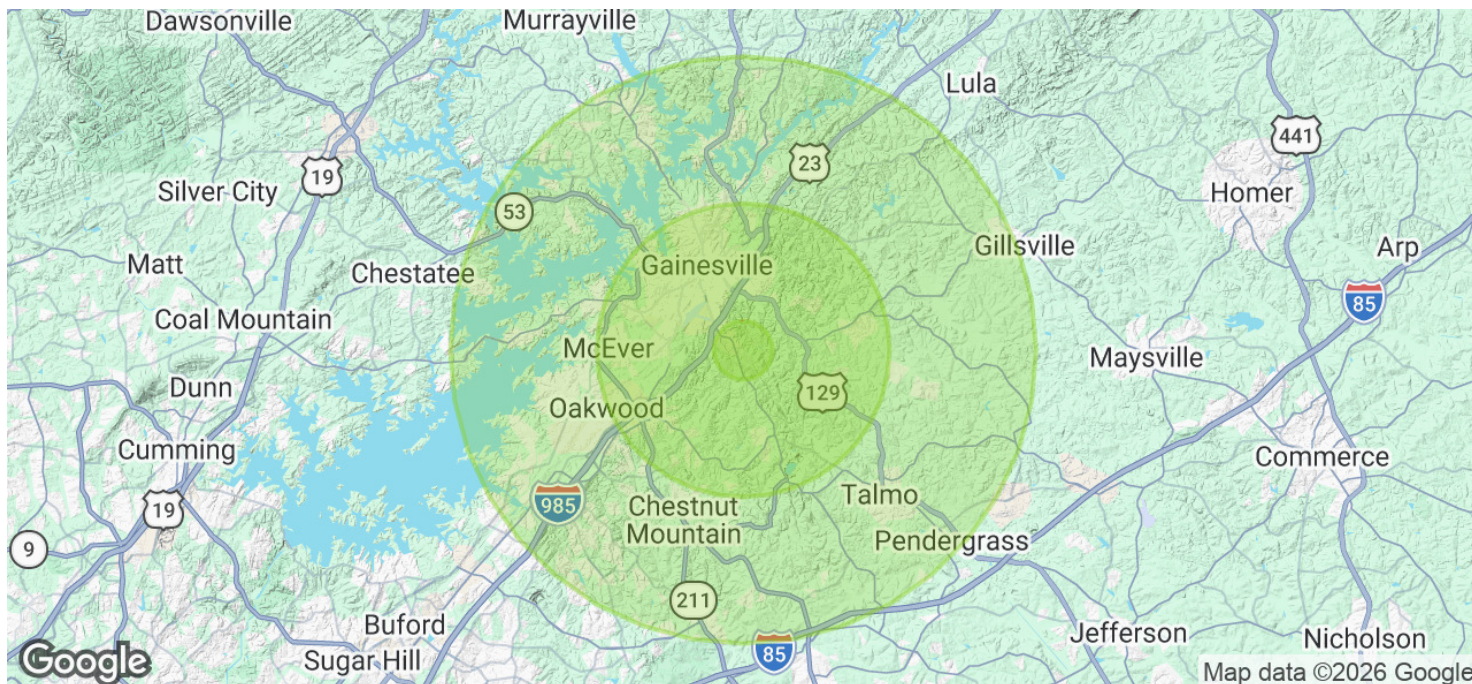
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Population	1 Mile	5 Miles	10 Miles
Total Population	697	71,529	183,218
Average Age	35.9	33.2	37.9
Average Age (Male)	35.2	32.8	37.7
Average Age (Female)	38.8	34.2	38.6

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	111	22,175	61,570
# of Persons per HH	6.3	3.2	3.0
Average HH Income	\$92,657	\$83,603	\$104,130
Average House Value	\$195,161	\$253,580	\$363,145

2023 American Community Survey (ACS)

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