

NOW AVAILABLE FOR LEASE!



**1364 CANDLER ROAD**  
GAINESVILLE, GA 30507



±22.2 USABLE ACRES OF OUTSIDE STORAGE | ±24,234 SF OF BUILDING IMPROVEMENTS | DIVISIBLE

FOR MORE  
INFORMATION:

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 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

# 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>	±22.2 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>

## NOTE

The site has been recently improved with new surface/compaction throughout. The site is recently vacated and is available for lease.



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# PROPERTY SPECIFICATIONS

## BUILDING #5 (720 SF)

- Office Trailer

## BUILDING #4 (8,562 SF)

- 16' Clear Height
- 4 Oversized Doors (12' x 14')
- 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 (12' x 16')
- 2,630 SF Covered Storage

**2**  
**±12.0 ACRES**

**1**  
**±10.2 ACRES**

## BUILDING #2 (1,200 SF)

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

## BUILDING #3 (546 SF SHOP)

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



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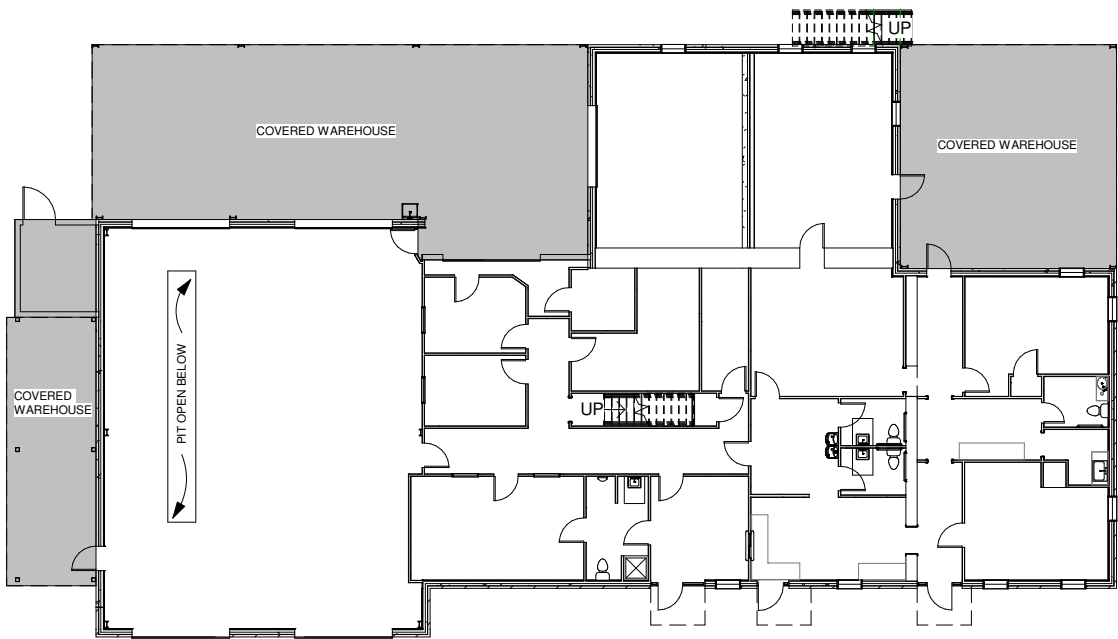
☎: 404.442.2848



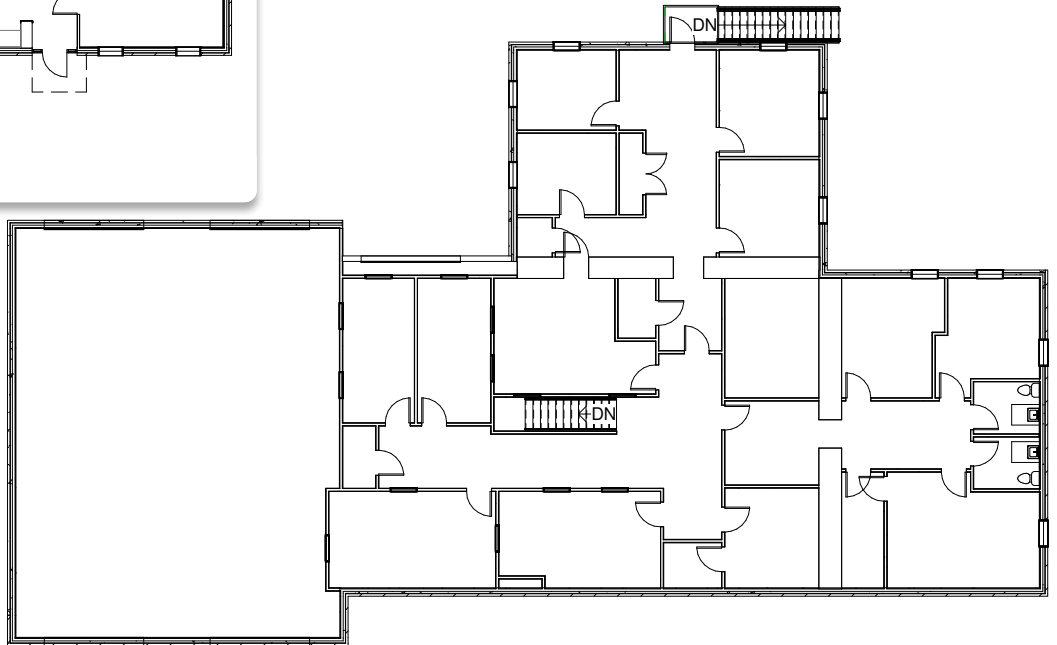
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**SITE 1 | BUILDING #1 | 12,805 SF**



**FIRST FLOOR**



**SECOND FLOOR**



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**SITE 1 | ±10.2 AC**



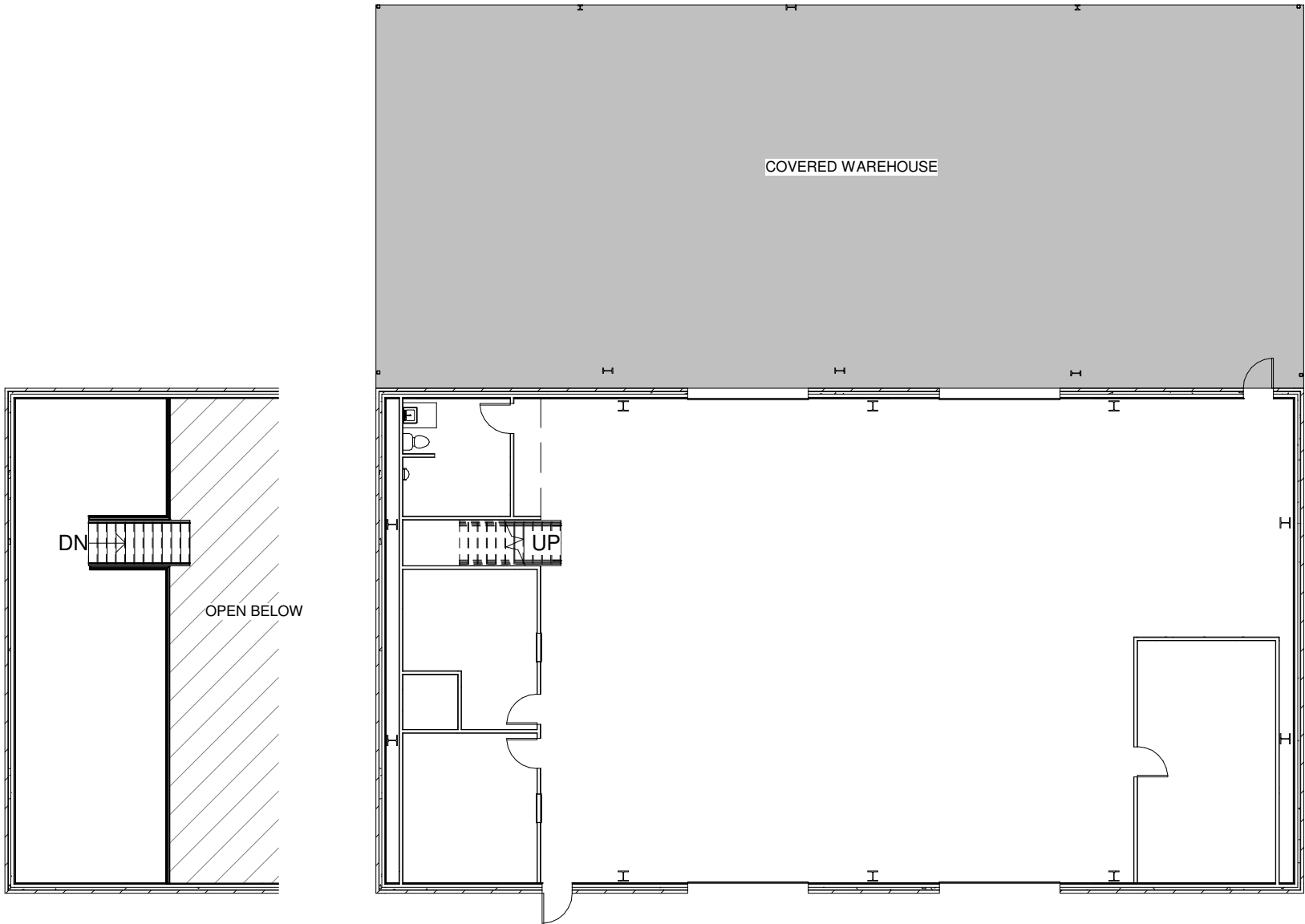
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**SITE 2 | BUILDING #4 | 8,562 SF**



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**SITE 2 | ±12.0 AC**



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# Location Highlights



## KEY DISTANCES

- ① Gainesville Inland Port | 8 mi | 12 mins

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- ② Interstate 85 | 20 mi | 19 mins

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- ③ Atlanta Int'L Airport | 64 mi | 88 mins

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- ④ Inland Port Greer, SC | 118 mi | 121 mins

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- 🏢 Appalachian Regional Port | 92 mi | 132 mins

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- 🚢 Port of Savannah | 295 mi | 280 mins



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