



# For Lease | 4,080 SF Industrial Space with IOS

4% Broker Commission on Qualifying Leases

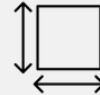
2433 Hilton Drive,  
Gainesville, GA 30501

## Property Highlights:

- Private Fenced Outdoor Storage: Secure Industrial Outdoor Storage (IOS) with dedicated access—ideal for vehicle staging, equipment, or materials.
- Convenient highway access to I-985 & I-85, presenting strong functionality for small-bay users.
- 10' x 12' grade-level roll-up doors providing efficient loading and accessibility for vans, light equipment, and day-to-day operations.
- Up to 14' clear heights to support vertical storage, with a functional layout that includes small office build-outs leading into open warehouse space, plus in-suite restrooms for tenant convenience.



Asking Rate:  
Call for Pricing



Square Footage:  
2,040 - 4,080 SF



Clear Height / Door:  
12' - 14' Clear / 10 x 12  
Roll-Up Door



Parking Ratio:  
2/1,000



Zoning:  
L-I



Scan to  
Schedule  
a Tour



FOR MORE INFORMATION  
PLEASE CONTACT:

Kevin Delarosa  
407.761.6190  
kdelarosa@collektion.com

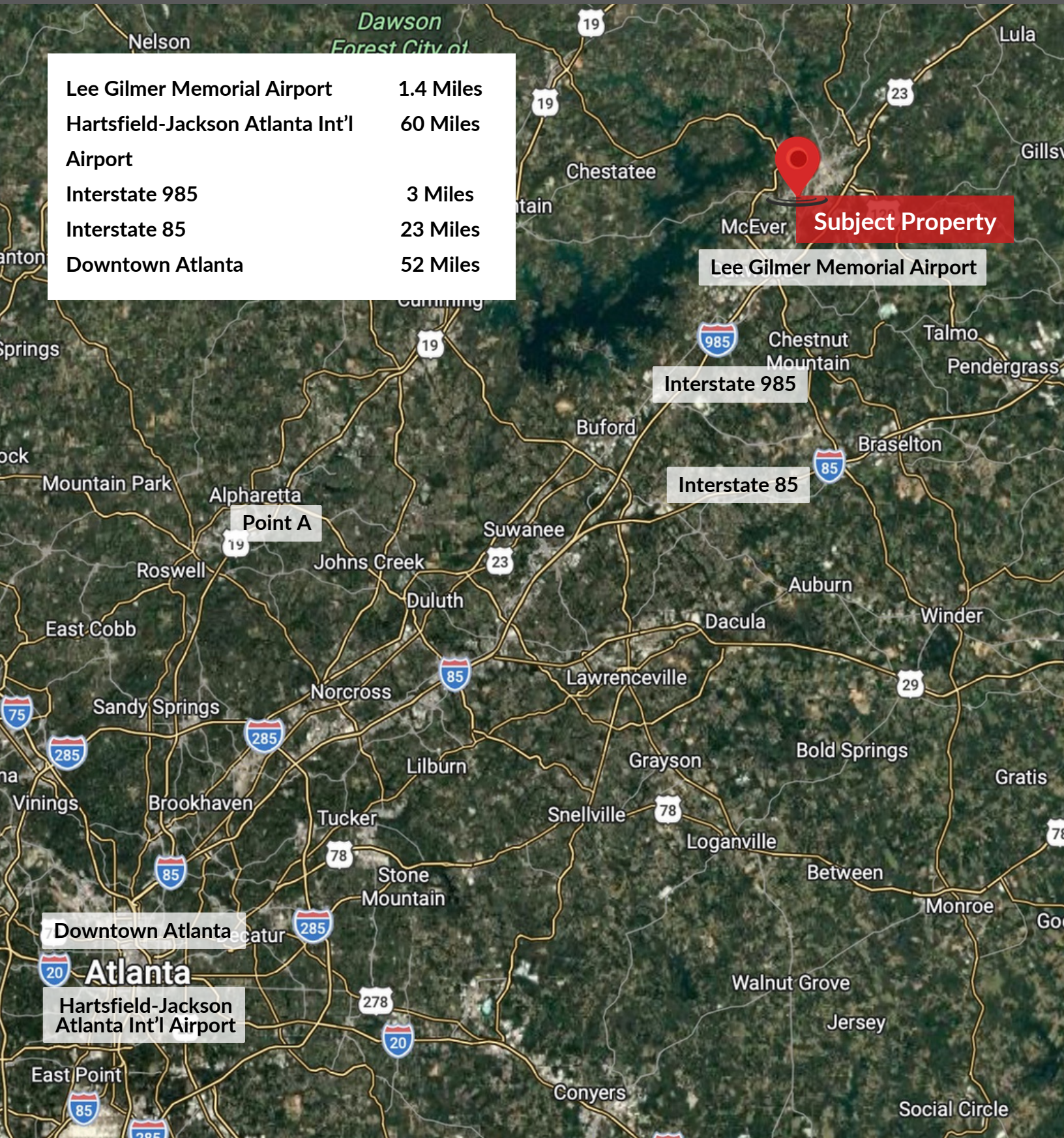
Shalini Hersowitz  
954.254.0824  
shersowitz@collektion.com

COLLEKTION  
PROPERTIES

The information contained herein has been obtained from sources deemed reliable, however, Collektion Properties makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

# For Lease | 550 - 4,080 SF Industrial/Storage Space

2433-2445 Hilton Way, Gainesville, GA 30501



|                                          |           |
|------------------------------------------|-----------|
| Lee Gilmer Memorial Airport              | 1.4 Miles |
| Hartsfield-Jackson Atlanta Int'l Airport | 60 Miles  |
| Interstate 985                           | 3 Miles   |
| Interstate 85                            | 23 Miles  |
| Downtown Atlanta                         | 52 Miles  |

**Subject Property**

Lee Gilmer Memorial Airport

Interstate 985

Interstate 85

Point A

Downtown Atlanta

Atlanta

Hartsfield-Jackson  
Atlanta Int'l Airport

FOR MORE INFORMATION  
PLEASE CONTACT:

Kevin Delarosa  
407.761.6190  
kdelarosa@collektion.com

Shalini Hersowitz  
954.254.0824  
shersowitz@collektion.com

COLLEKTION  
PROPERTIES

The information contained herein has been obtained from sources deemed reliable, however, Collektion Properties makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.