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REAL ESTATE

2136 Hilton Dr | Gainesville, GA 30501
Industrial Building 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

Office/Warehouse Space For Lease

2136 Hilton Dr, Gainesville, GA 30501



Property Description

2136 Hilton Drive offers versatile industrial flex space ideal for businesses needing a blend of office and warehouse functionality. The suite features a well-appointed office area suitable for administrative, customer-facing, or operational use, paired with a spacious warehouse designed for efficient storage, production, or distribution. Drive-up dock doors provide easy loading and unloading, allowing seamless access for trucks and deliveries. This location delivers excellent functionality for growing companies seeking convenience, flexibility, and accessibility.

Property Highlights

- Zoned L-1
- \$.81 Operating Expense
- 18 dedicated parking spots
- Fully air-conditioned office and warehouse
- Four bathrooms
- High end finishes in the office area
- Mezzanine that overlooks the warehouse floor
- 3 Dock High Doors
- 2 Drive-in Doors
- 3-phase power - 800 amps
- All Utilities

Offering Summary

Lease Rate:	\$14 SF/yr (NNN)
Available SF:	13,800 SF
Zoning:	L-1

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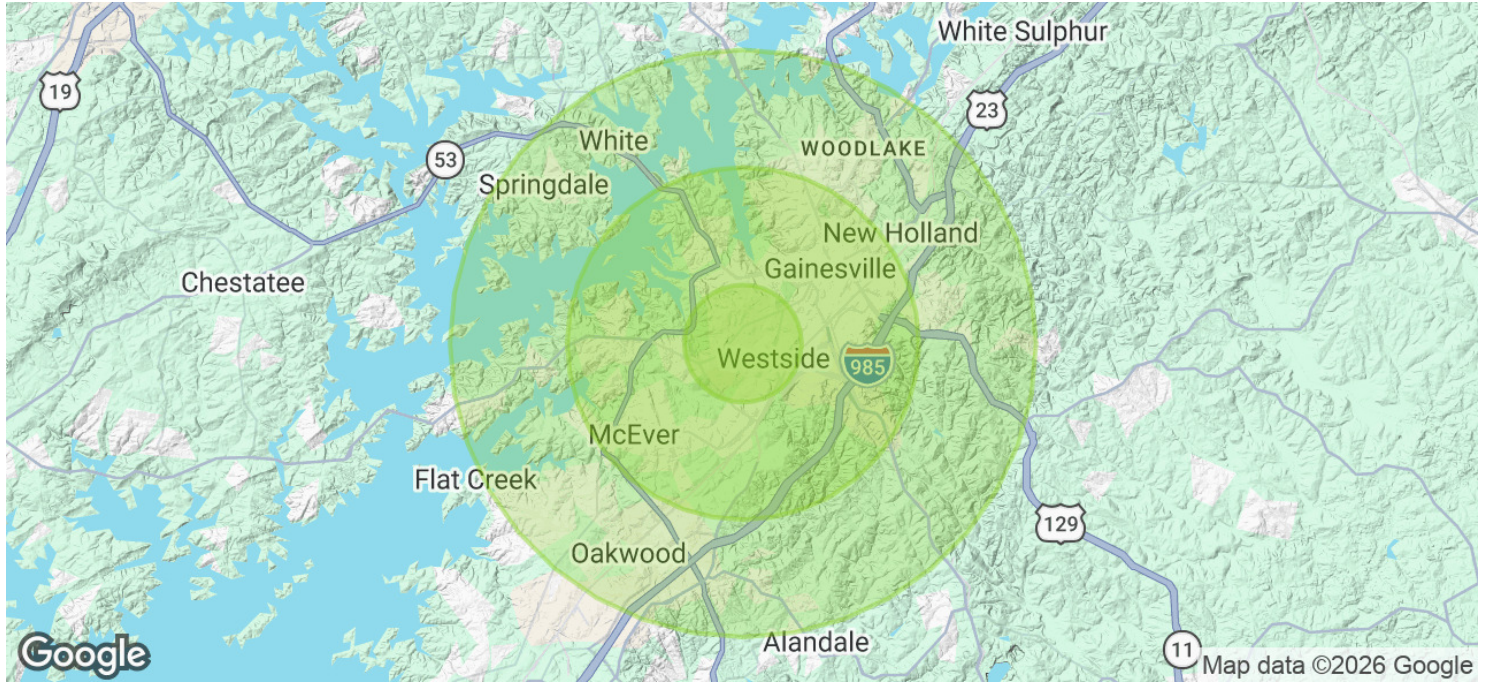
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Population	1 Mile	3 Miles	5 Miles
Total Population	10,016	44,718	78,589
Average Age	25.4	32.7	35.9
Average Age (Male)	26.2	32.2	35.4
Average Age (Female)	24.7	34.5	37.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,521	14,419	26,305
# of Persons per HH	4.0	3.1	3.0
Average HH Income	\$67,353	\$85,898	\$89,699
Average House Value	\$207,486	\$289,613	\$335,435

2023 American Community Survey (ACS)

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