



# CANDLER

REAL ESTATE

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1569 Fulenwider Rd | Gainesville, GA 30507

**BENNETT SMITH**

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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 Space For Lease

1569 Fulenwider Rd, Gainesville, GA 30507



## Property Highlights

- Ideal use is trucking or machinery service shop
- 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
- 9.5 miles from Blue Ridge Connector Inland Port

## Offering Summary

|               |                  |
|---------------|------------------|
| Lease Rate:   | \$12 SF/yr (NNN) |
| NNN Expenses: | \$1.50/SF        |
| Available SF: | 9,600 SF         |
| Lot Size:     | 1.0 Acres        |

| 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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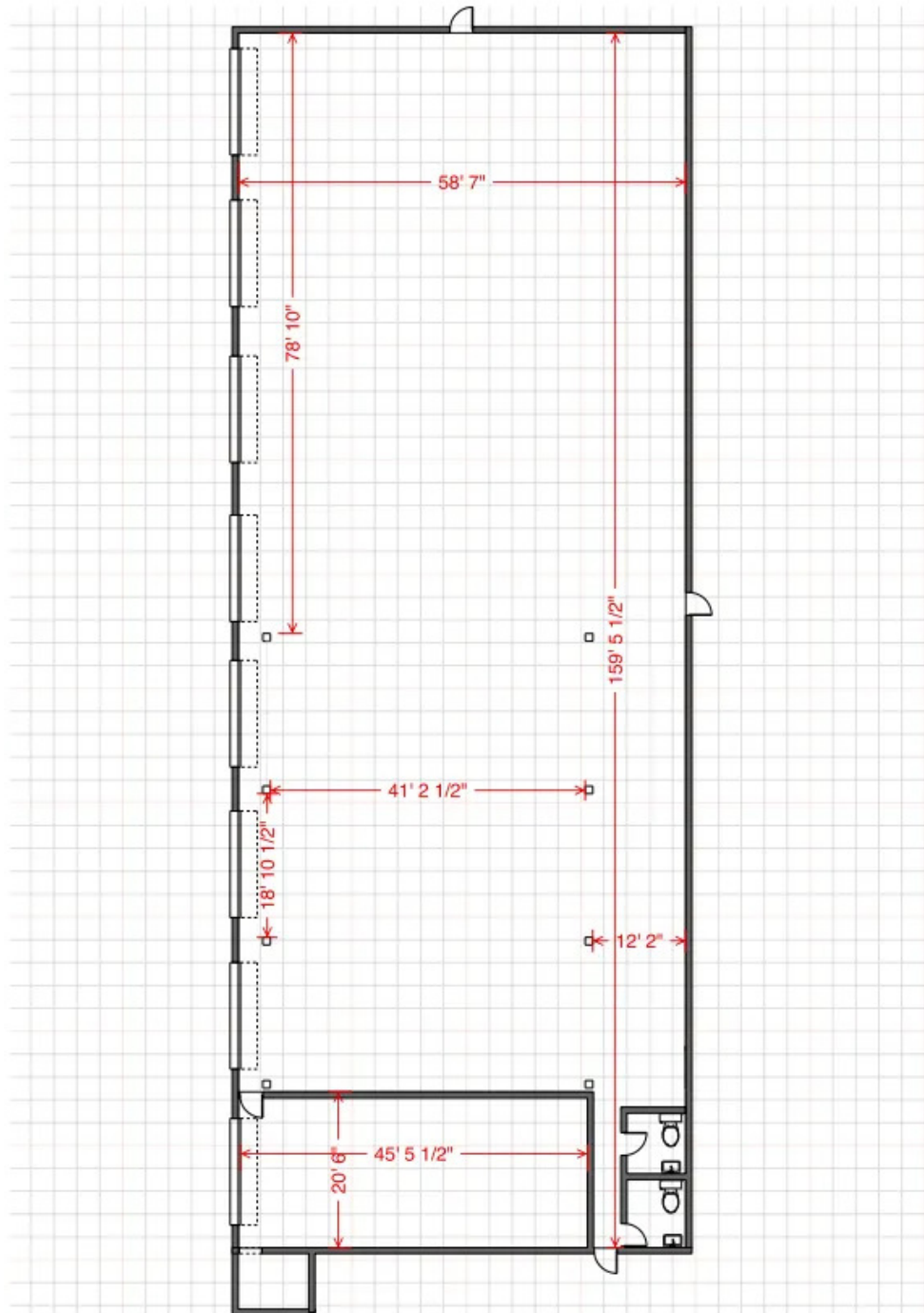
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