

**NOW AVAILABLE FOR LEASE!**



**1364 CANDLER ROAD**  
GAINESVILLE, GA 30507

SCAN OR CLICK  
TO VIEW  
PROPERTY VIDEO



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

**FOR MORE  
INFORMATION:**

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**THE  
MENDY TEAM**  
SOUTHEAST INDUSTRIAL 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> |
| <b>NOTE</b>                  | 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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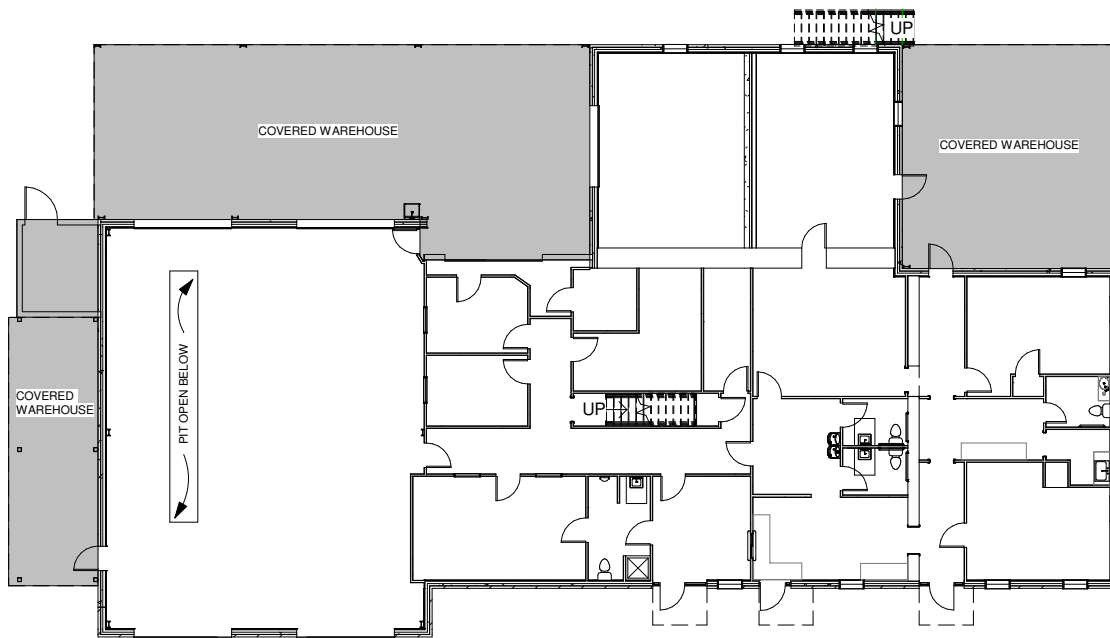
**FOR MORE  
INFORMATION:**

### MENDY RUDER

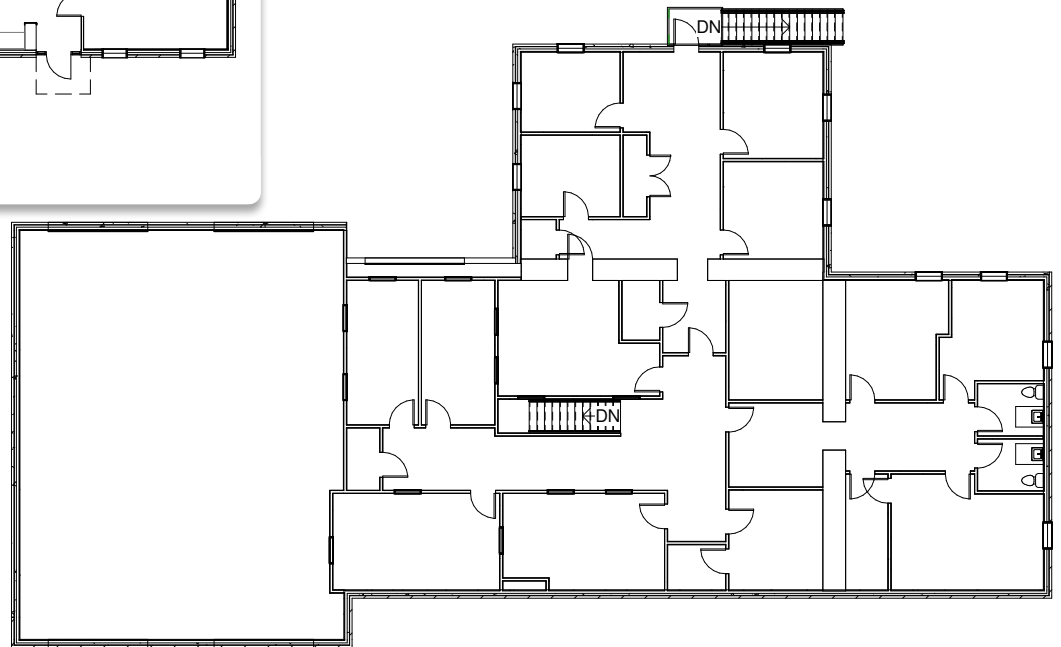
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## SITE 1 | BUILDING #1 | 12,805 SF



FIRST FLOOR



SECOND FLOOR



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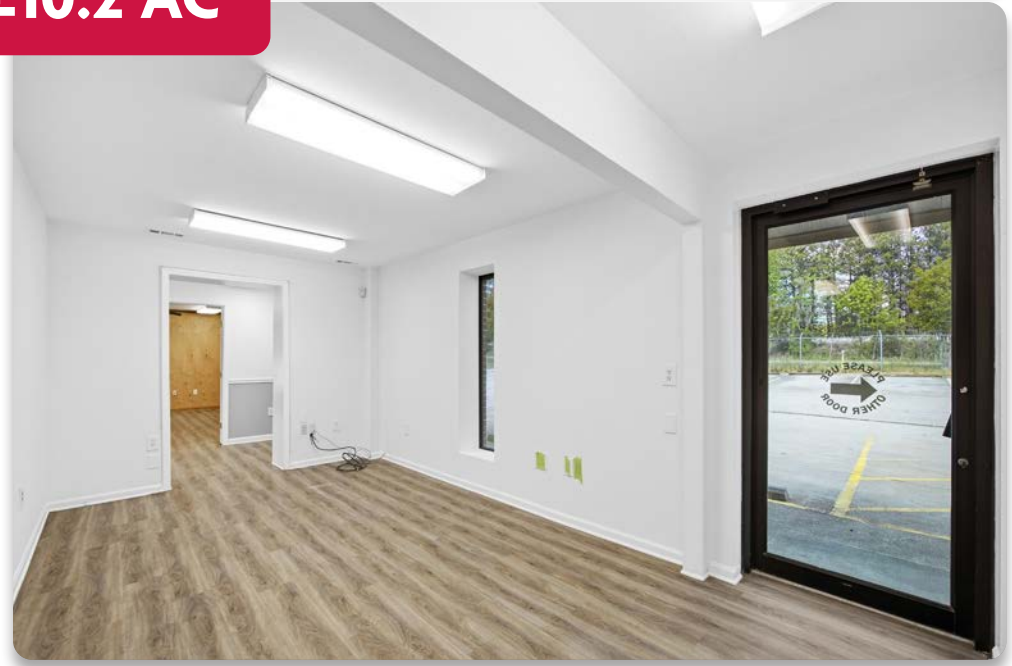
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**SITE 1 | ±10.2 AC**



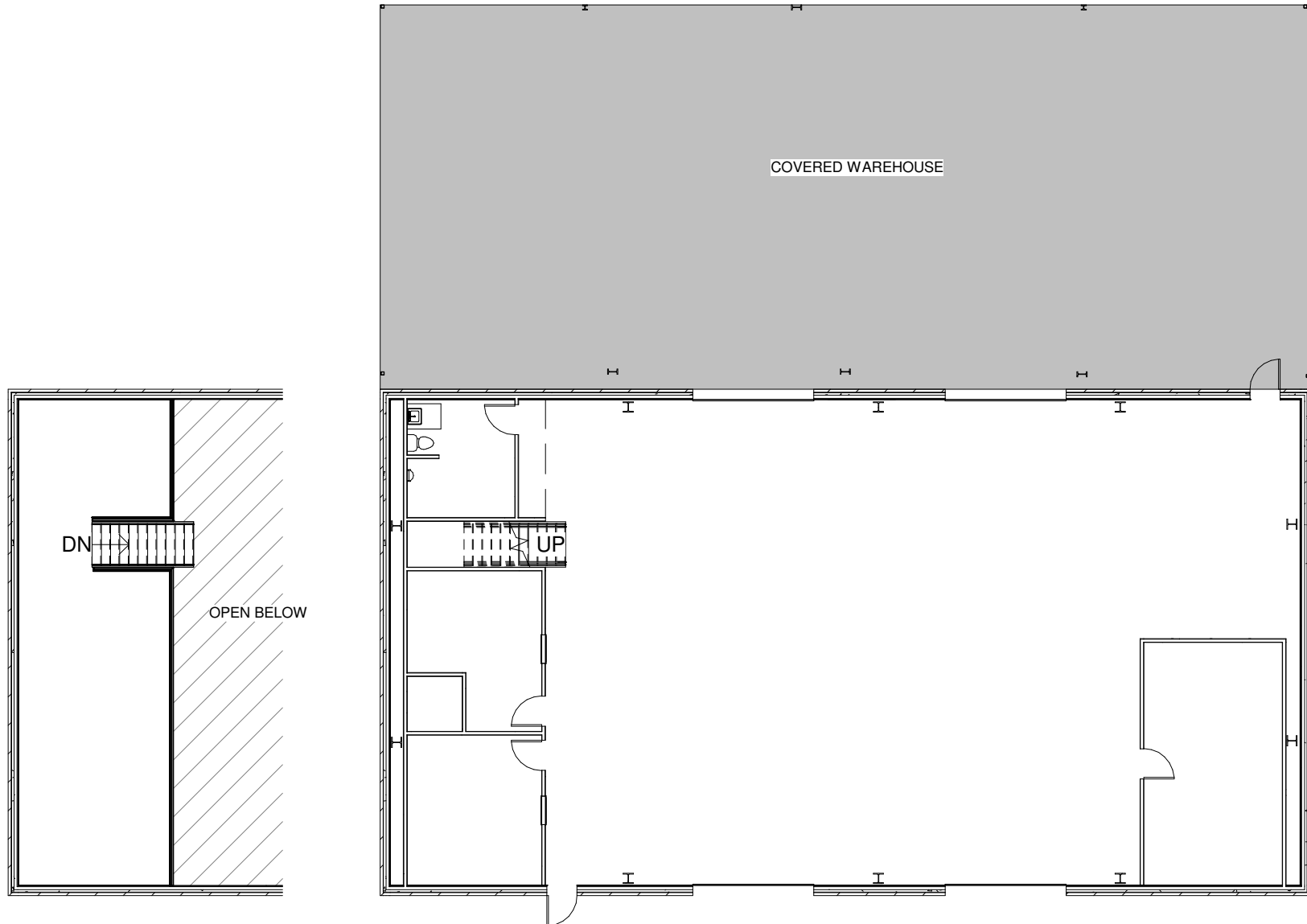
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## SITE 2 | BUILDING #4 | 8,562 SF



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**SITE 2 | ±12.0 AC**



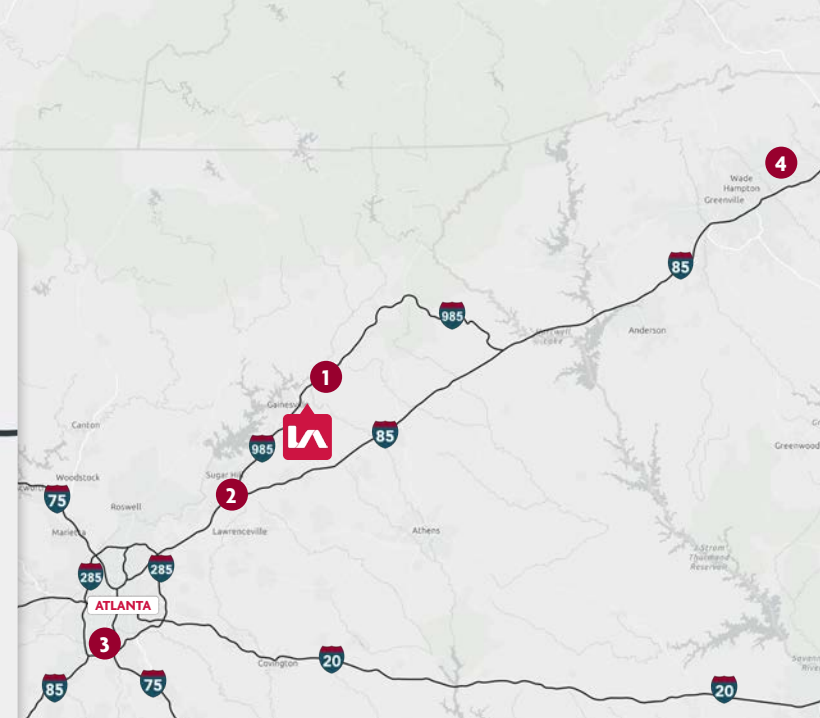
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# Location Highlights



## KEY DISTANCES

- ① Gainesville Inland Port | 8 mi | 12 mins
- ② Interstate 85 | 20 mi | 19 mins
- ③ Atlanta Int'L Airport | 64 mi | 88 mins
- ④ Inland Port Greer, SC | 118 mi | 121 mins
- ⑤ Appalachian Regional Port | 92 mi | 132 mins
- ⑥ Port of Savannah | 295 mi | 280 mins



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# Gainesville Inland Port

Blue Ridge Connector | Delivery May 2026

## KEY BENEFITS

1

### Direct Rail Link to Port of Savannah

Connects North Georgia directly by rail to the #2 most connected port in the U.S., reducing transit times and improving logistics efficiency

2

### Reduced Transportation Costs & Congestion

Eliminates a 600-mile round trip by truck, cutting costs for importers/exporters and easing congestion on Georgia highways

3

### High Capacity

Capable of handling 200,000 containers annually with 18,000 feet of working tract, allowing for significant cargo throughput

4

### Strategic Location

Positioned near major highways (I-85, I-985, Hwy 365, Hwy 129, Hwy 441), offering fast regional access and strong logistics support

5

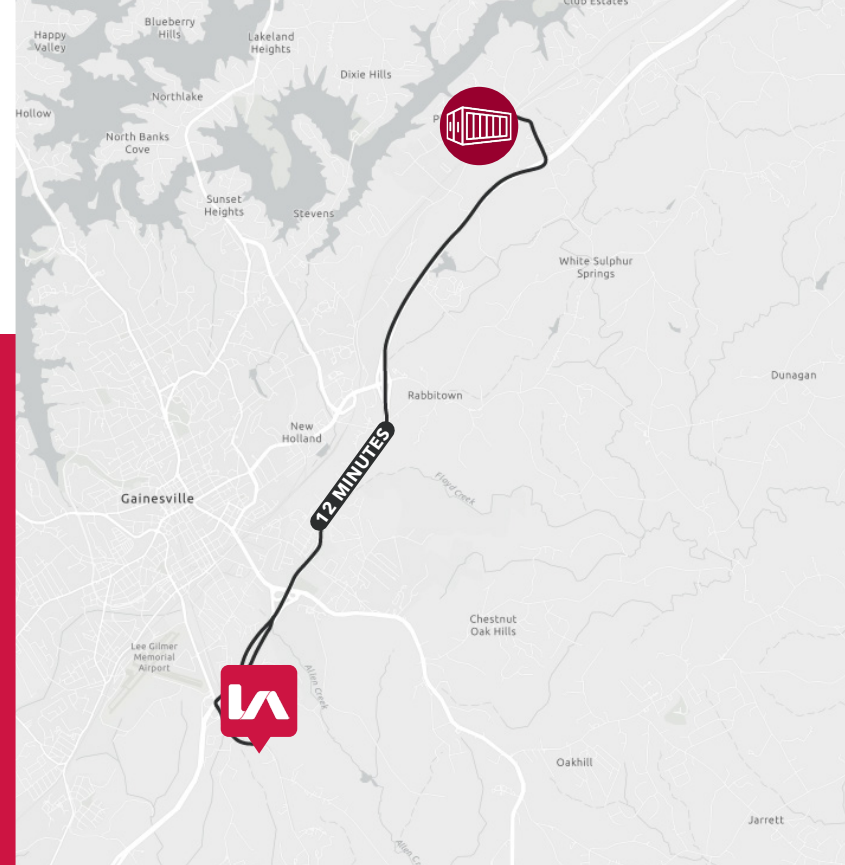
### Sustainability Focused

Reduces emissions by 75% compared to road transport, utilizes 14 hybrid-electric cranes, & incorporates noise-/light-reducing technology

6

### Supports Regional Economic Development

Will serve existing port users while attracting new investment and creating opportunities in manufacturing and logistics across NE Georgia



Courtesy of GA Port Authority



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