



## Industrial Buildings For Lease - Master Planned Industrial Development

### OFFERING SUMMARY

Lease Rate:	Contact Agent For Price
Available SF:	8,100 - 80,000 SF
Zoning:	Light Industrial

### FOR INFORMATION

**LEE HEMMER, CCIM, SIOR**  
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# CANDLER BUSINESS PARK - LOTS FOR LEASE

Candler Business Park , Gainesville, GA 30507



## Property Highlights

- Build to suit for industrial programs
- Located on Candler Park Drive & Hardwood Circle
- Infrastructure in place (curbs, paving, water, storm water management, utilities)
- Off-site storm water detention
- BTS/Lease Options
- 8,100 SF under construction
- 3.5 miles from I-985 exit 20 and 11 miles from Braselton, GA, 4.8 miles to Jackson County (14th fastest growing county in US), 65 miles to Hartsfield-Jackson Atlanta International Airport, and 246 miles to Port of Savannah
- Gainesville is the "Poultry Capital of the World", a 1 billion dollar a year industry
- The Gainesville-Hall Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is over 205,000 with a daytime population in Gainesville, the county seat, exceeding 100,000 people.
- Hall County is home to more than 320 manufacturing and processing concerns and 50 locations of international companies representing 15 countries. Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment.

## VIDEO

Demographics	1 Mile	3 Miles	5 Miles
Total Households	662	4,021	12,539
Total Population	2,342	13,672	41,010
Average HH Income	\$80,855	\$84,672	\$84,819

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## Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2.58 - 6.22 Acres	Lease Rate:	Contact Agent For Price

## Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
2123 Candler Park Drive	Available	6.22 Acres	NNN	Contact Agent For Price	Lot 1
2225 Hardwood Circle	Available	2.58 Acres	NNN	Contact Agent For Price	Lot 2
2233 Hardwood Circle	Available	3.39 Acres	NNN	Contact Agent For Price	Lot 3

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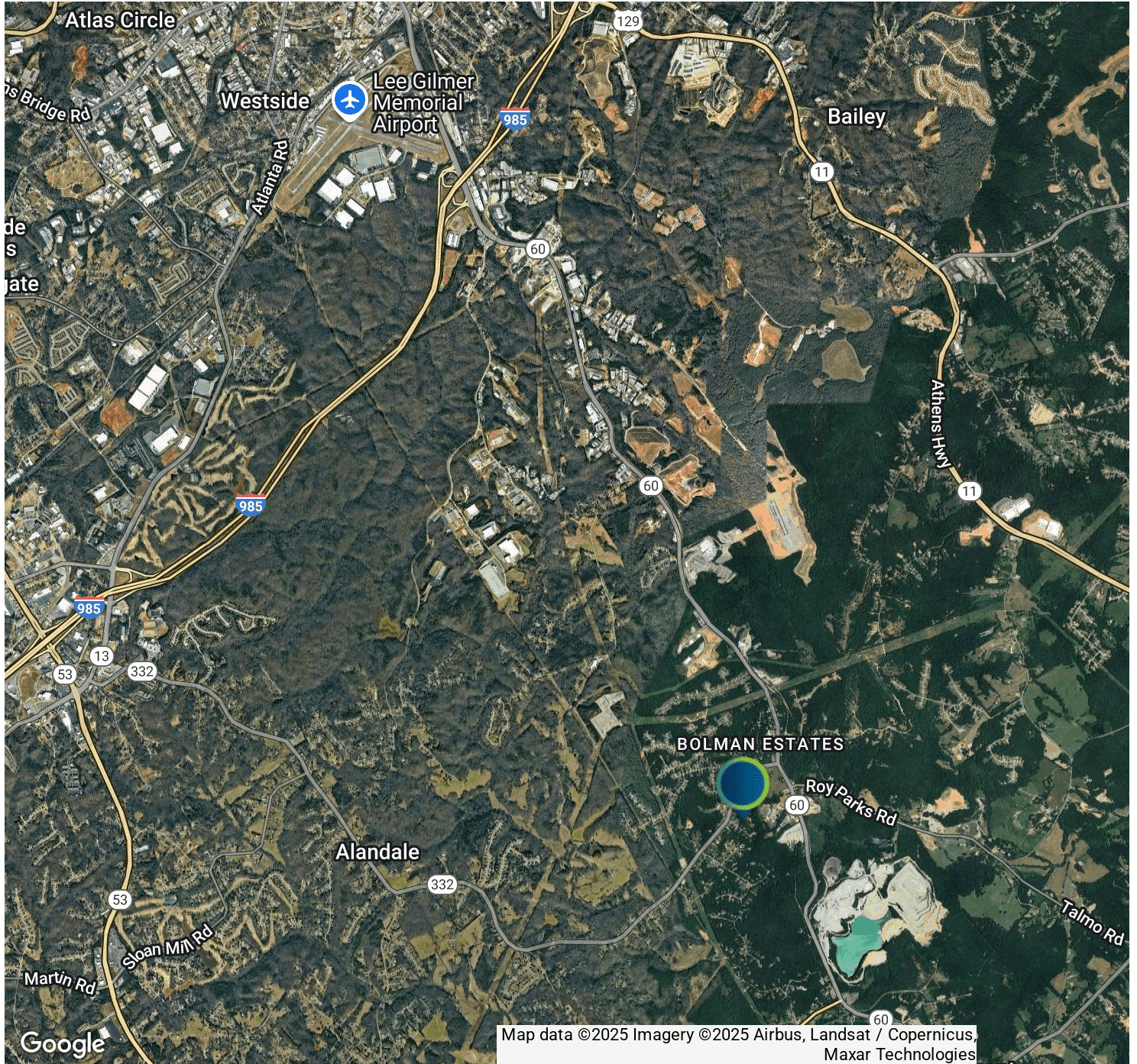
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