

FOR SALE OR LEASE

1604 Athens Highway
Gainesville, Georgia 30507

42,400± Industrial Warehouse with Office

OFFERING SUMMARY

Sale Price:	\$4,300,000
Building Size:	42,400± SF
Lot Size:	2.96± Acres
Zoning:	I-1, Light Industrial
# of Buildings:	Two (2) Buildings
Construction:	Metal, Concrete

Contact For
More Information:

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PROPERTY HIGHLIGHTS

- 42,400± SF Industrial Warehouse
 - 4,400± SF Office
- Total 2 Buildings
 - Building 1 - 28,960± SF
 - Building 2 - 13,440± SF
- 17' - 20.5' Ceiling Height
- 6 Drive-In Doors
- 4 Dock Height Doors
- 480V 3 Phase Power
- 1.0± miles from Interstate 985

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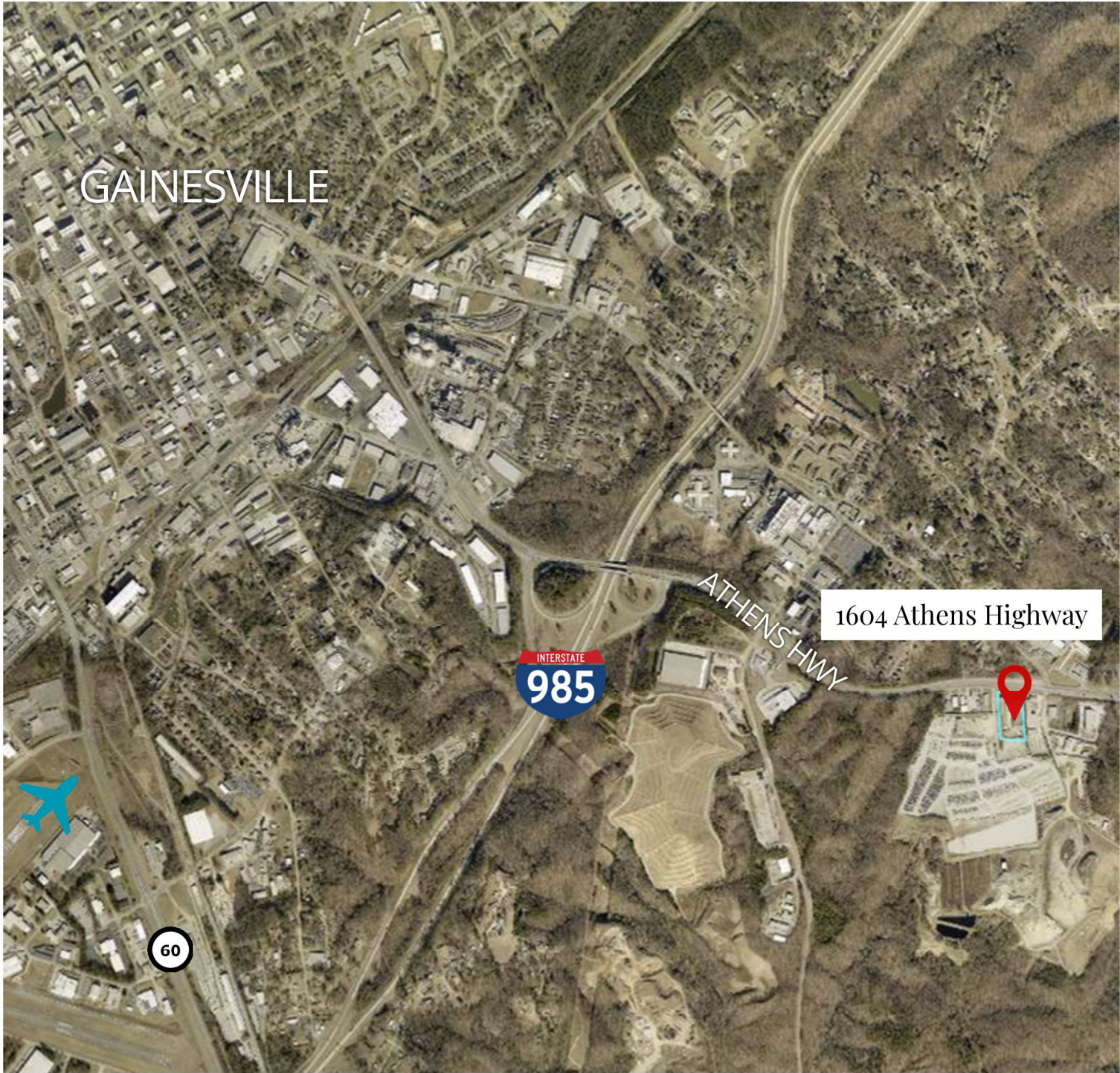
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PROPERTY FEATURES

- Building 1 - 28,960± SF
 - 4,400± SF Office
 - 3 Dock Height Doors
 - 1 Drive-In Door
 - 17' - 20.5' Clear Height
 - Concrete & Metal Construction
- Building 2 - 13,440± SF
 - 1 Dock Height Door
 - 5 Drive-In Doors
 - 14' Clear Height
 - Metal Construction
- 255' Street Frontage

PROPERTY LOCATION MAP VIEW



LOCATION HIGHLIGHTS

- 2.3± miles from Gainesville
- 1.0± miles from Interstate 985
- 54± miles from Atlanta

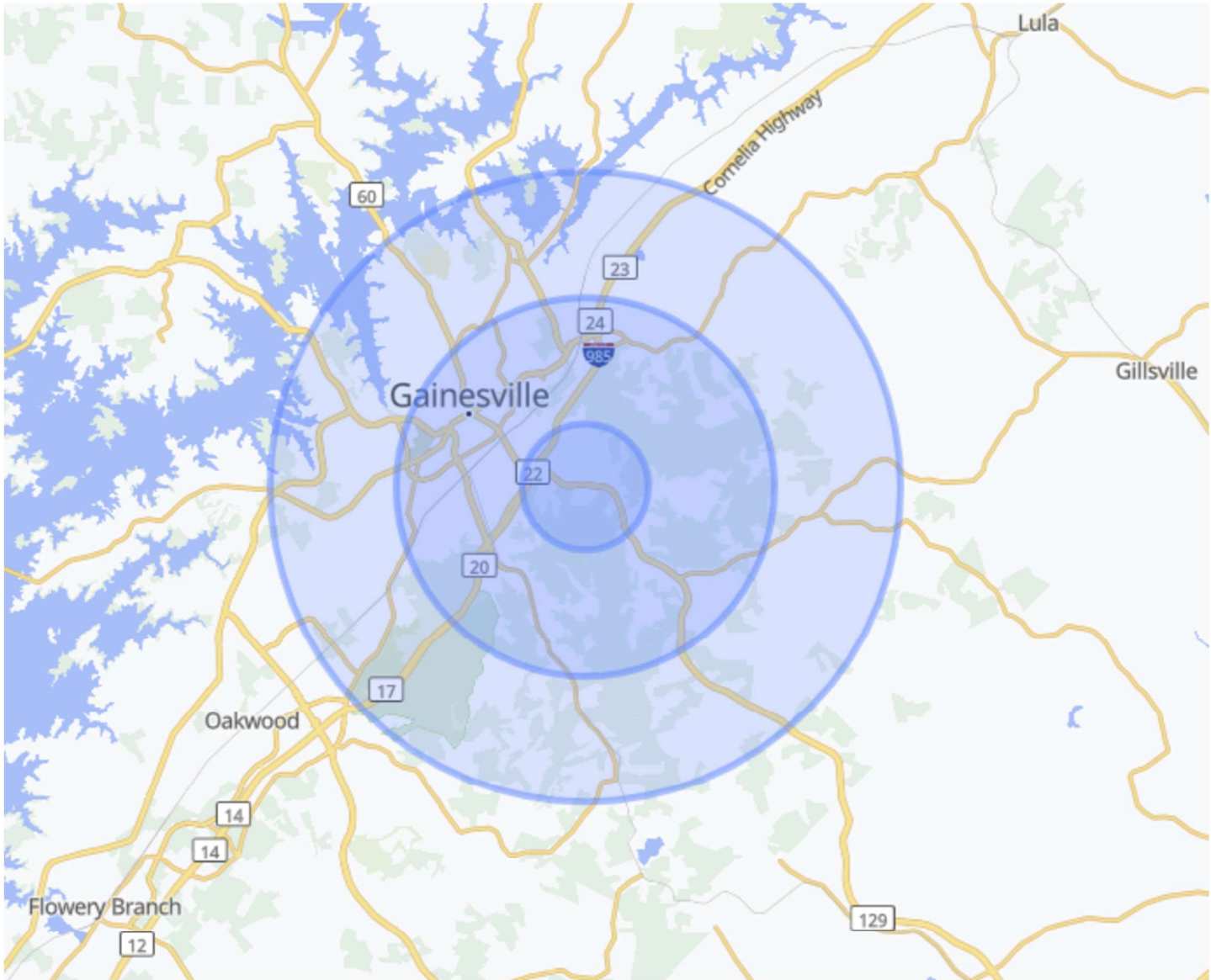
PROPERTY PHOTOS REAR VIEW



PROPERTY PHOTOS AERIAL VIEW



DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,901	29,056	73,933
2030 Projection	4,260	31,698	79,966

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,149	9,034	23,848
Avg HH Size	3.2	3	2.9
Avg HH Income	\$82,168	\$75,200	\$84,130