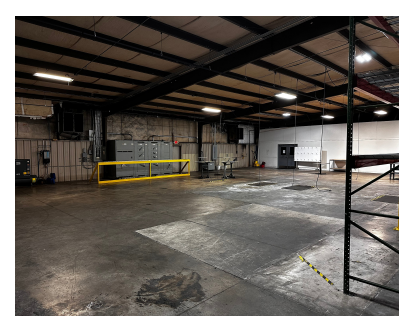


2169 Centennial Dr

Gainesville, GA 30504

INDUSTRIAL PROPERTY FOR LEASE



PROPERTY DESCRIPTION

2169 Centennial Drive offers a practical mix of office, warehouse, and conditioned workspace in one facility. The 3,250-square-foot office buildout handles administrative or customer-facing needs, while the 22,333-square-foot warehouse provides open floor space with two dock-height doors and a drive-in for flexible loading.

A 4,138-square-foot air-conditioned assembly area with full buildout sets this building apart — ideal for light manufacturing, precision work, or any use that requires a climate-controlled production environment. A 1,650-square-foot rear addition with a roll-up door rounds out the layout with extra staging or receiving capacity.

PROPERTY HIGHLIGHTS

- - Convenient access to I-985
- - 4,138 SF of conditioned workspace
- - 3,250 SF of professional office buildout
- - 1,650 SF of flex space addition w/roll up door

OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (NNN)
Available SF:	31,586 SF
Lot Size:	3.23 Acres
Building Size:	31,586 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	274	1,708
Total Population	260	1,255	7,050
Average HH Income	\$98,376	\$99,546	\$93,549

Norton Commercial Acreage Group

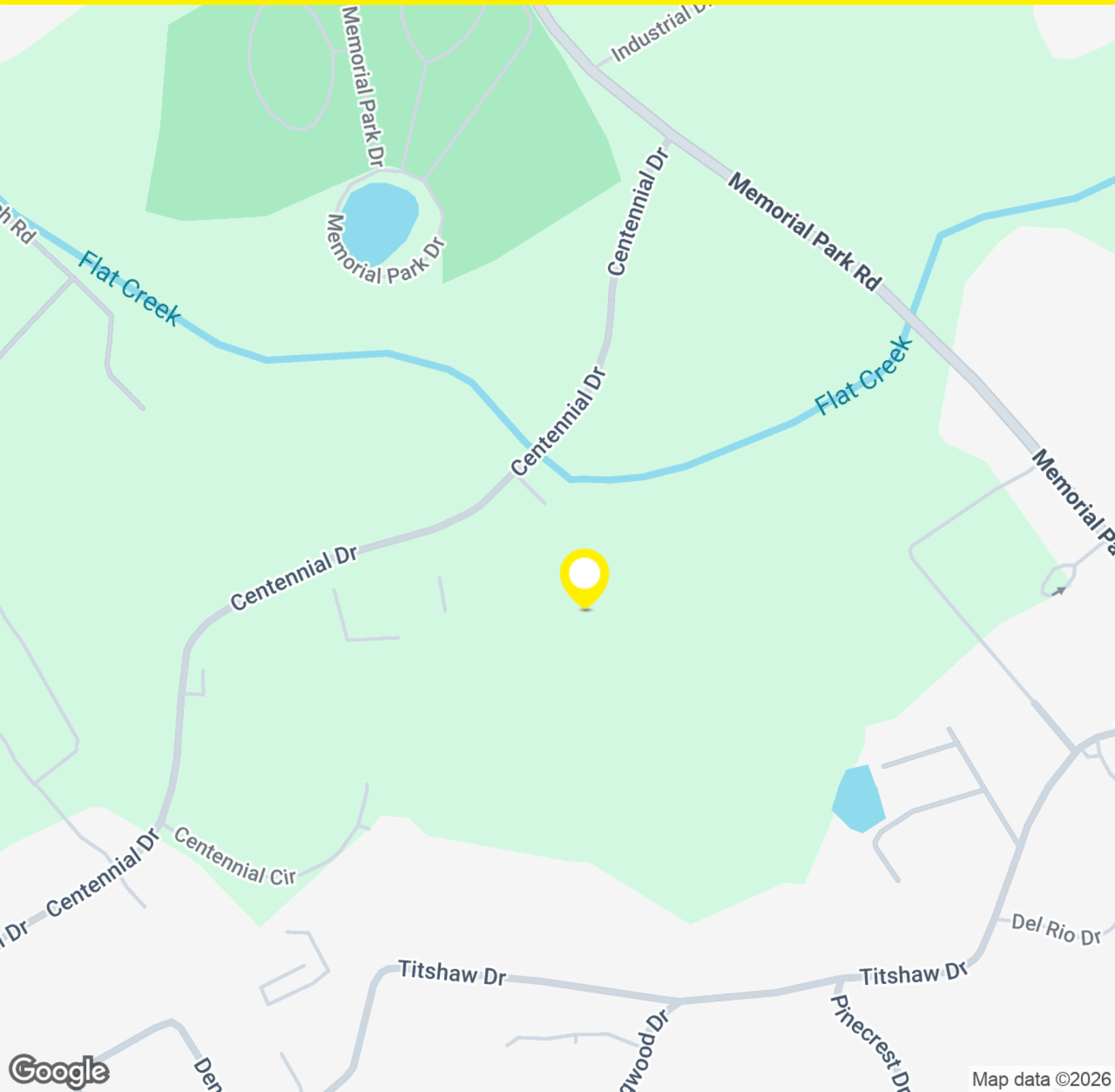
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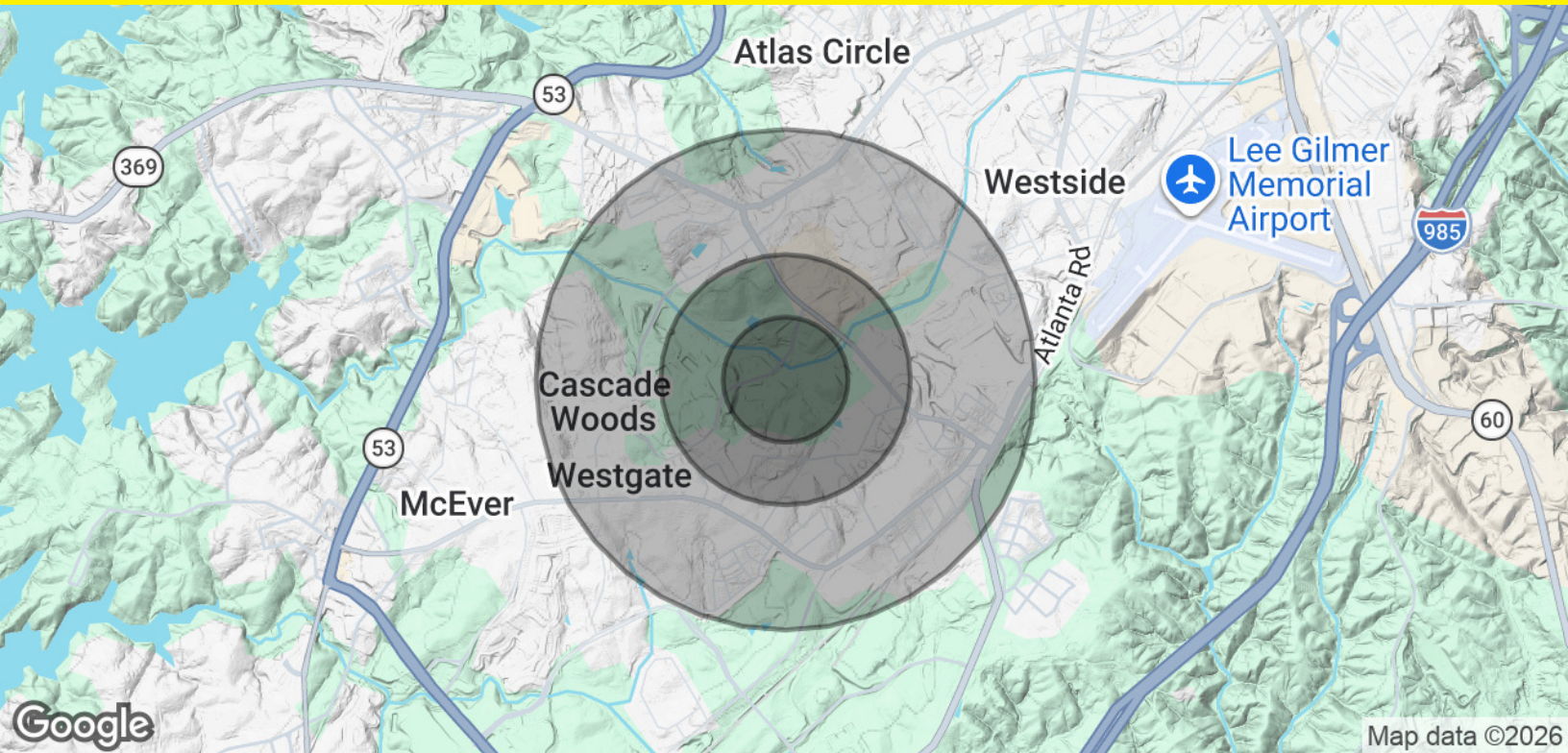
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	260	1,255	7,050
Average Age	32.8	30.8	29.2
Average Age (Male)	31.7	30.1	28.1
Average Age (Female)	32.9	30.5	32.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	59	274	1,708
# of Persons per HH	4.4	4.6	4.1
Average HH Income	\$98,376	\$99,546	\$93,549
Average House Value	\$219,904	\$221,728	\$241,299

2023 American Community Survey (ACS)

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