



1220 PALMOUR DRIVE

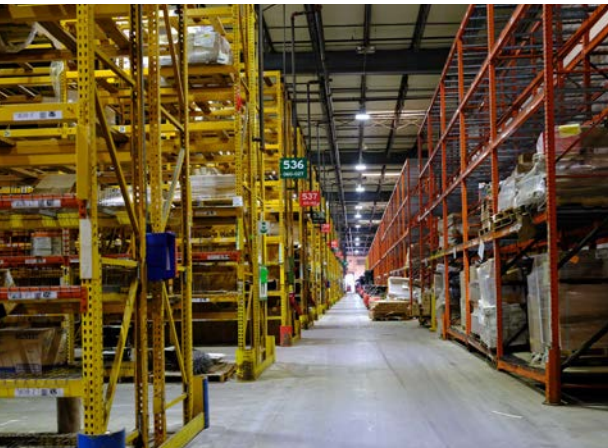
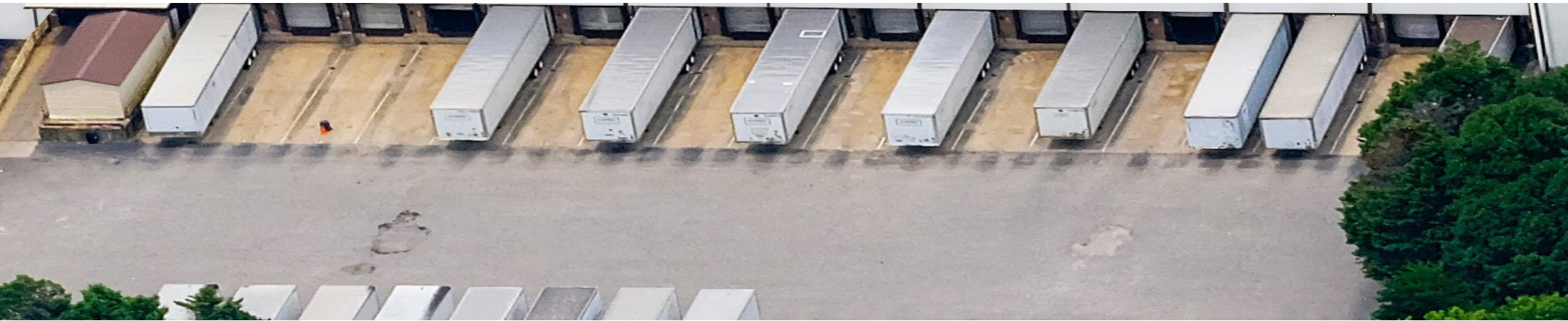
GAINESVILLE, GA 30501

FOR SALE AND LEASE

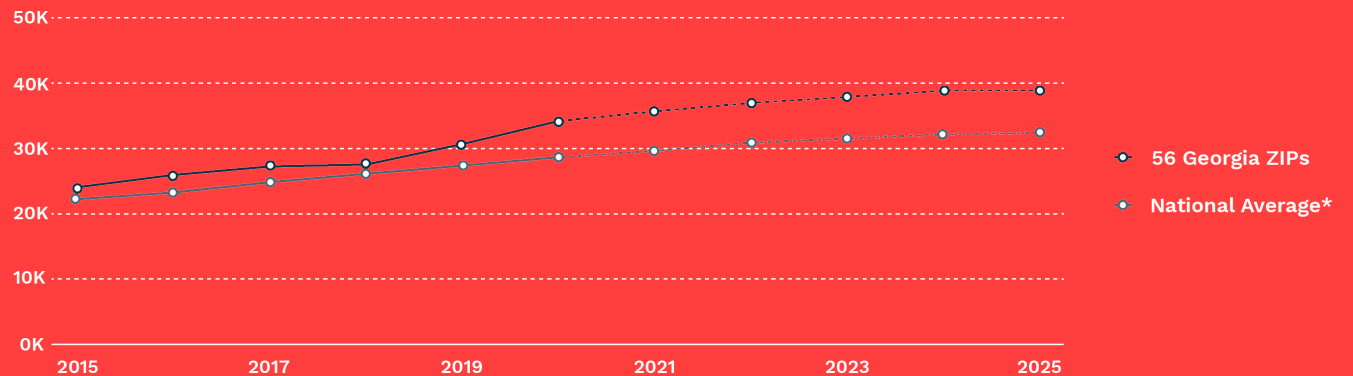
AVAILABLE NOW | ±285,506 SF



PROPERTY/MARKET OVERVIEW



- The Gainesville-Hall County 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 150,000 people. *(Source: Greater Hall Chamber of Commerce)*
- Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment. *(Source: Greater Hall Chamber of Commerce)*
- Supply of labor is higher than the national average. The regional vs. national average employment helps you understand if the supply of your occupations is a strength or weakness for your area, and how it is changing relative to the nation. An average area of this size would have 24,985* employees, while there are 37,604 here. This higher than expected supply may make it easier to find candidates. The gap between expected and actual employment is expected to remain roughly the same over the next 5 years. *(Source: Esri Report 2020)*

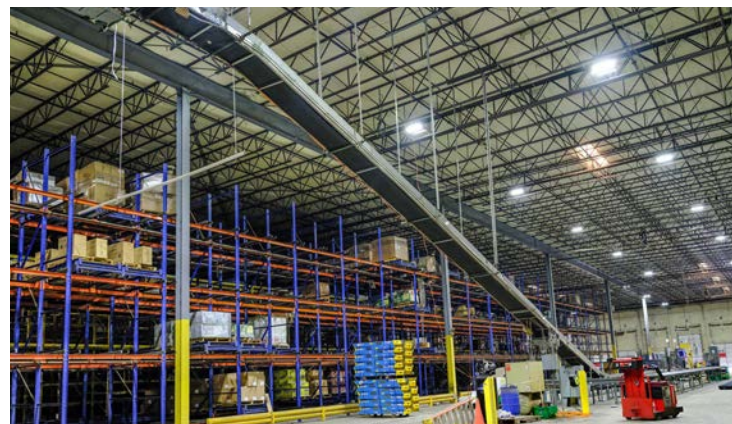
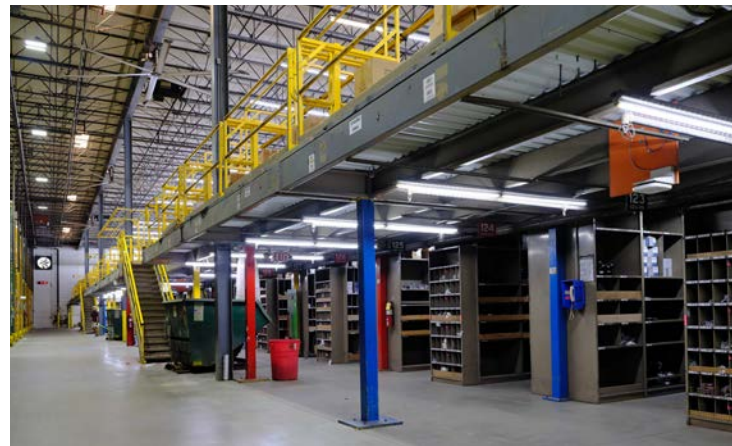


SITE PLAN

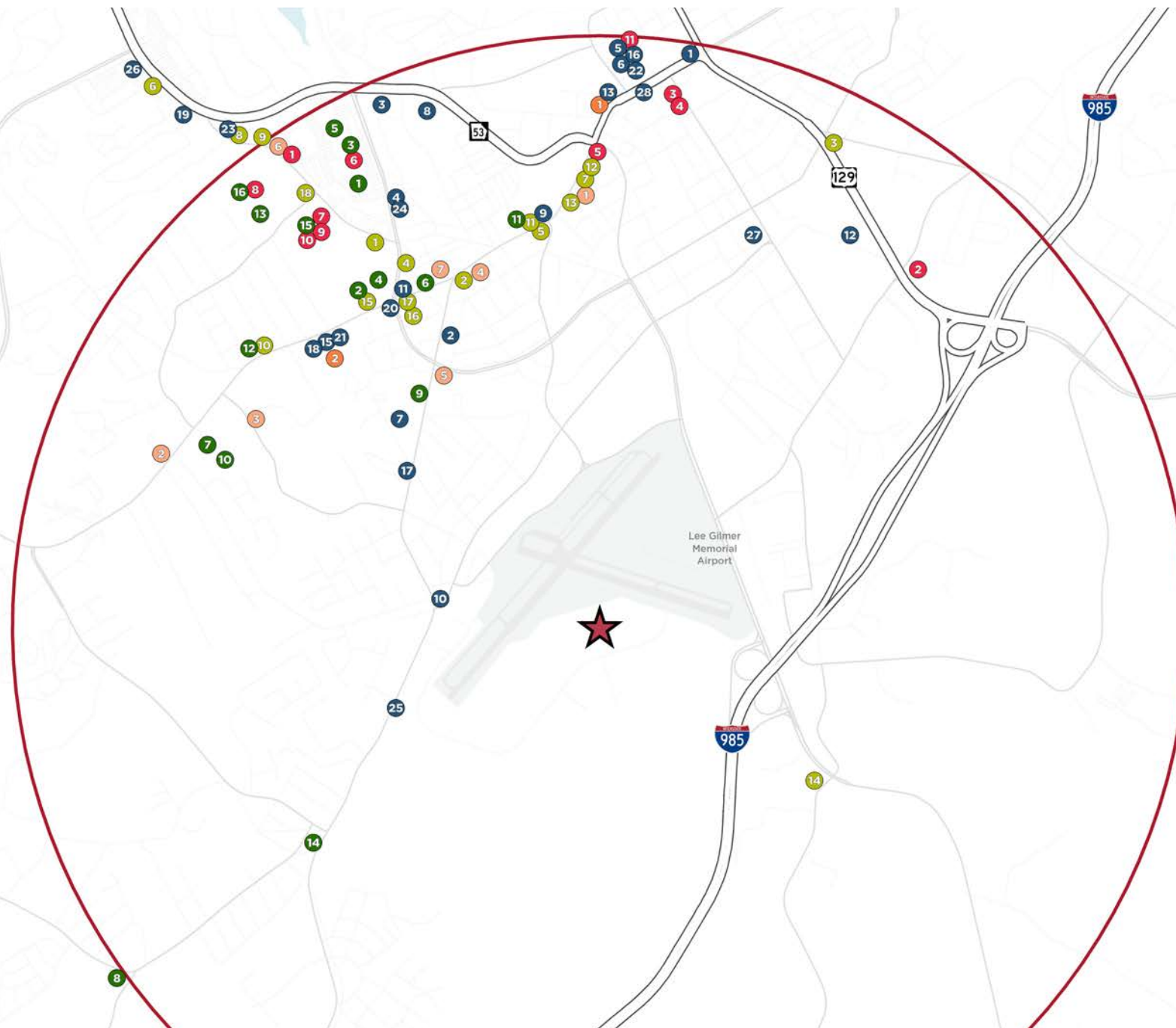


PROPERTY HIGHLIGHTS

BUILDING SIZE/ AVAILABILITY	±474,680 SF ±285,506 SF
YEAR BUILT	1986
CONSTRUCTION	Brick on Block
CONFIGURATION	Side Load
DIMENSIONS	577.5' x 494'
COLUMN SPACING	48' x 48' (typical)
OFFICE SF	± 20,000
CLEAR HEIGHT	28' minimum
DOCK DOORS	20 (8' x 10')
DOCK LEVELERS	20
DRIVE IN DOORS	14 (16' x 12')
AUTO SPACES	184
TRAILER SPACES	67
TRUCK COURT DEPTH	190' truck court with 45' concrete apron
WAREHOUSE LIGHTING	LED on occupancy sensors
SPRINKLER SYSTEM	Wet System
ELECTRICAL	1,500 Amp, 277/480 Volt
ROOF SYSTEM	Standing Seam Metal



AMENITIES MAP



★ 1220 Palmour Drive, Gainesville, GA
W/ 2 Mile Ring

● Restaurants	● Fast Food
<ul style="list-style-type: none"> 1 Alpha Gyro Grill 2 Atlanta Highway Seafood Market 3 Catalinas 4 Chef Wang Chinese Restaurant 5 ChopBlock Food & Spirits 6 Collegiate Grill 7 El Carreton Mexican Taqueria 8 El Patron Family Mexican Restaurant 9 El Taco Veloz 10 Gainesville Seafood Market 11 Golden Corral Buffet & Grill 12 Hop's Kitchen 13 IHOP 14 La Esquina Latina Restaurant 15 LongHorn Steakhouse 16 Luna's Restaurant 17 Mama Ruth's Kitchen 18 O'Charley's Restaurant & Bar 19 Outback Steakhouse 20 Pizza Hut 21 Red Lobster 22 Schlotzsky's 23 Sumo Hibachi & Wings 24 Taqueria El Mercadito 25 Taqueria Silao 26 Texas Roadhouse 27 The Inked Pig 28 Wild Wing Cafe 	<ul style="list-style-type: none"> 1 Arby's 2 Bojangles' 3 Burger King US 4 Burger King US 5 Checkers Drive-In Restaurants 6 Chick-fil-A 7 Cook Out 8 Dairy Queen 9 Firehouse Subs 10 KFC US 11 Krystal 12 McDonald's US 13 Popeyes Louisiana Kitchen 14 SUBWAY 15 SUBWAY 16 Taco Bell 17 Taco Bell 18 Wendy's
● Retail	● Auto Repair/Supplies
<ul style="list-style-type: none"> 1 Belk 2 Big Lots Stores 3 Books-A-Million 4 dd's DISCOUNTS 5 Dick's Sporting Goods 6 Dimo Fine Jewelry 7 Dollar General 8 Family Dollar Stores 9 Family Dollar Stores 10 Farmers Home Furniture 11 Gainesville Jewelry 12 Haverty's 13 Lowe's 14 Nena's Florist 15 Target 16 Walmart 	<ul style="list-style-type: none"> 1 Advance Auto Parts 2 Advance Auto Parts 3 Auto Value 4 AutoZone 5 CARQUEST Auto Parts 6 Discount Tire 7 O'Reilly Auto Parts
	● Lodging
	<ul style="list-style-type: none"> 1 Hampton Inn Gainesville 2 Hilton Garden Inn Gainesville
	● Coffee Shops
	<ul style="list-style-type: none"> 1 Black Rifle Coffee Company 2 Black Rifle Coffee Company 3 Danny's Donuts 4 Diletto Bakery 5 Dunkin' 6 Great American Cookies 7 Jeni's Splendid Ice Creams 8 Peet's Coffee and Tea 9 Peet's Coffee and Tea 10 Starbucks US 11 Sweet Magnolias Cafe & Bakery

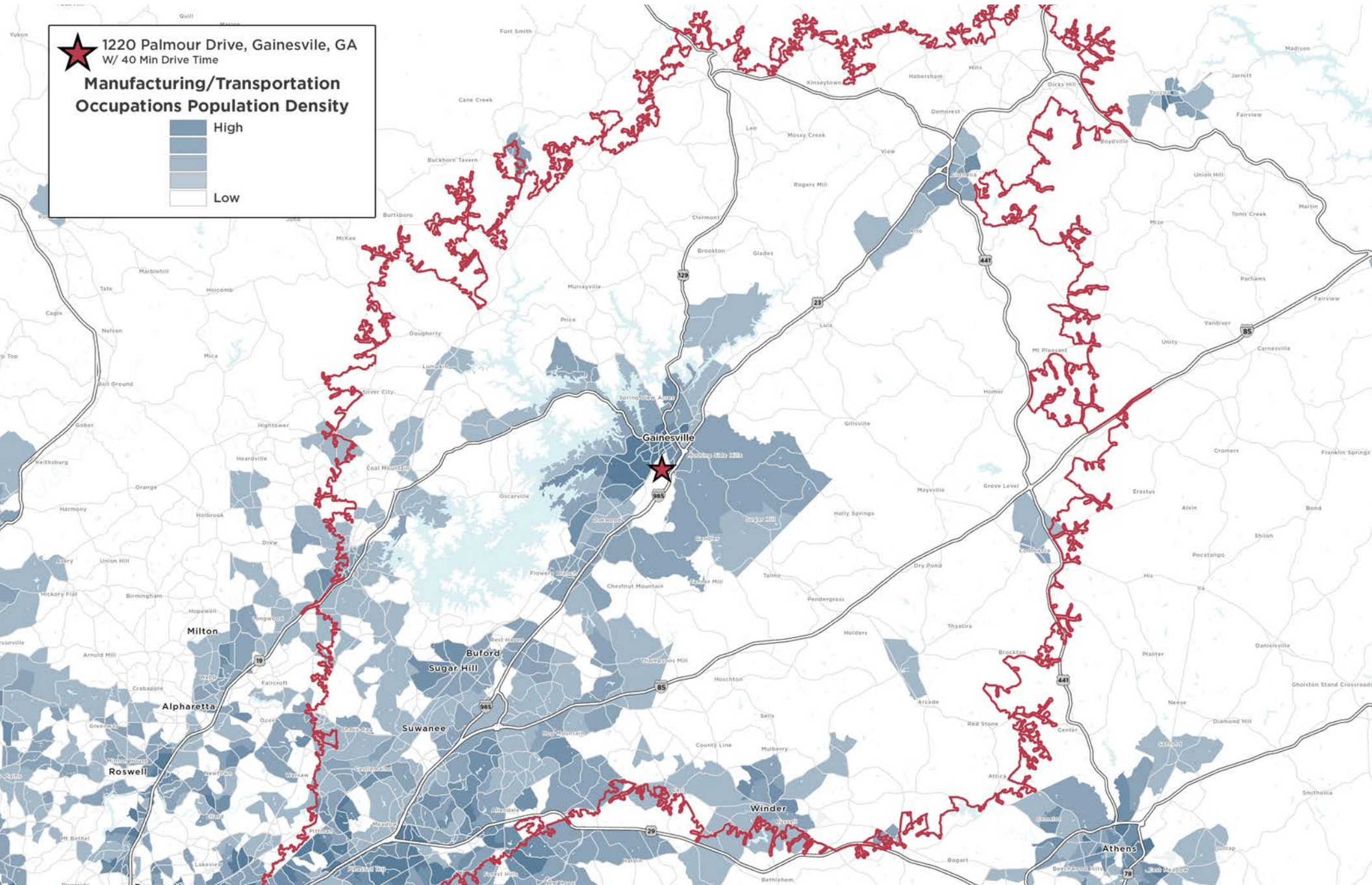
LABOR DENSITY MAP

★ 1220 Palmour Drive, Gainesville, GA
W/ 40 Min Drive Time

**Manufacturing/Transportation
Occupations Population Density**

High

Low



GREAT ACCESSIBILITY





1220 PALMOUR DRIVE

GAINESVILLE, GA 30501

FOR MORE INFORMATION, PLEASE CONTACT:

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