

FOR SALE OR LEASE

AVAILABLE NOW | ±285,506 SF





PROPERTY/MARKET OVERVIEW



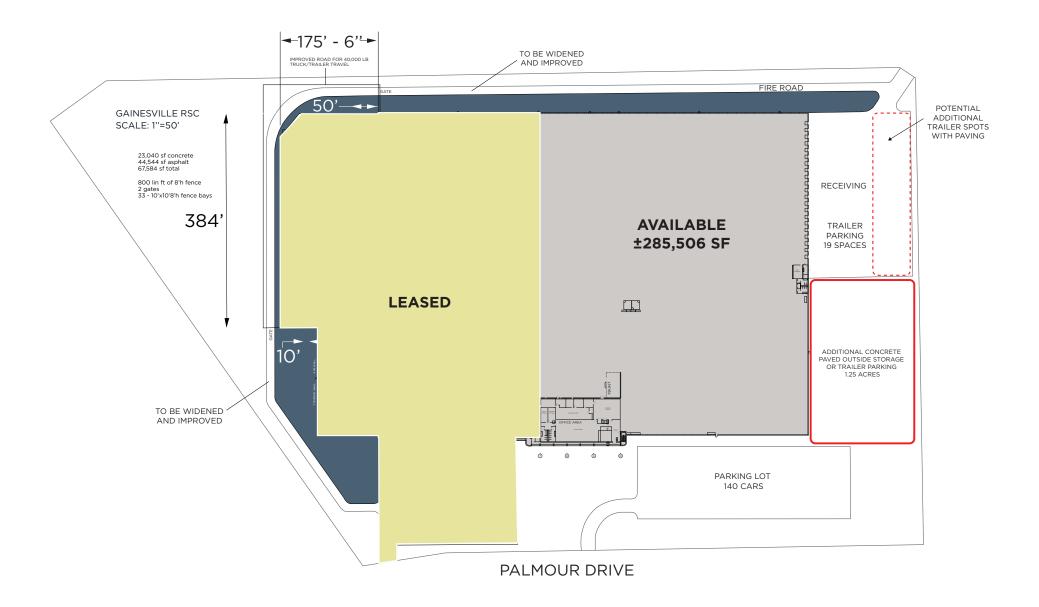
- The Gainesville-Hall County Metropolitan
 Statistical Area (MSA) is among the top 50 fastest
 growing metros in the U.S. Total population
 is over 205,000 with a daytime population in
 Gainesville, the county seat, exceeding 150,000
 people. (Source: Greater Hall Chamber of Commerce)
- Since 2015, 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)





- 56 Georgia ZIPs
- National Average*

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



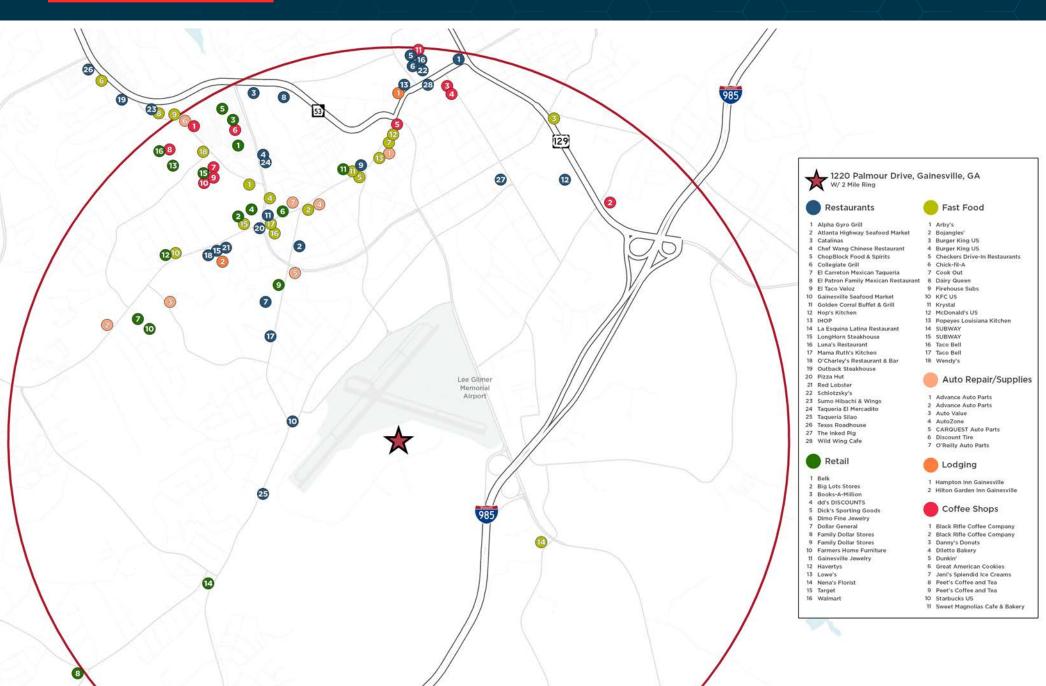




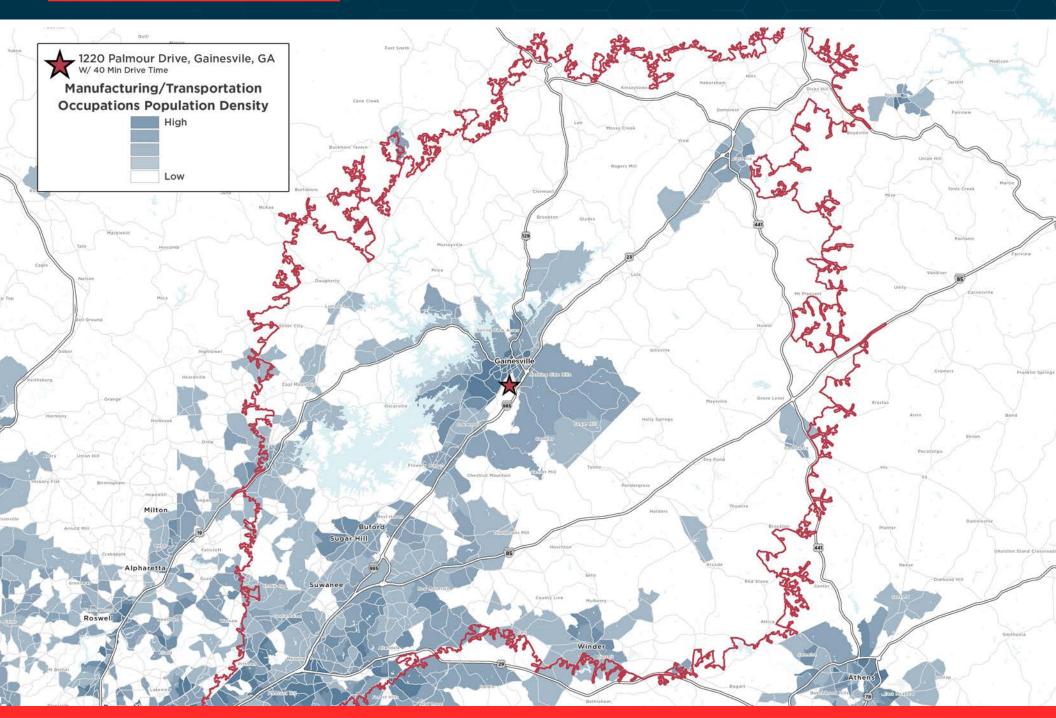




AMENITIES MAP



LABOR DENSITY MAP



GREAT ACCESSIBILITY





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