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Newly Renovated 7050 s.f.
Corner Lot with Visibility!!!

FOR LEASE @ $2.60 s.f.

♦ Zoned highway business
♦ 7,050 s.f. total, 1,482 s.f. offices
♦ Owner pays taxes, insurance and maintenance
♦ Fenced parking/storage
♦ Huge loading dock and drive-in area

More info and video at www.BrentHoffman.com
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**SUPER CORNER VISIBILITY ON INDUSTRIAL BLVD.**

**Hot location**

1256 Industrial Blvd.,
Gainesville, GA 30501

♦ Zoned Highway Business

♦ $2.60/s.f. or $1,528/month

♦ 7,050 total square feet

♦ 1,482 office square feet

♦ Owner pays taxes, maintenance and insurance

Property is located on a prime corner lot, with visible curb appeal, in Gainesville, GA. Outside storage is available, along with an under-roof display area in the front, complete with fenced parking. A large 16’x20 drive-in door makes it possible to unload directly into the building. The unloading area boasts 14’-18’6” ceilings. The warehouse area was recently reinsulated.

The large offices were recently painted and new carpeting was installed. A Break Room is included, and the owner will carpet or tile the HUGE conference/meeting room, per your instructions.

Click here for video of the property

Click here for information on Hall County Demographics

Click here to request e-mail on this property

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Large display or meeting area. Owner will carpet or tile, per your instructions.

Several offices and large meeting/display Room. New carpet and various tile colors.

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Rear View of Work Area and Covered Parking

Rear Area Has Its Own Drive, Fenced Storage, and Covered Parking

One LARGE Drive-In Door and Loading Dock

Break Room with Tile Floors

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FLOOR PLAN

1256 INDUSTRIAL BLVD., GAINESVILLE, GA 30501
(Floor Plan Not Drawn To Scale)

- Canopy
- Closet
- Restroom
- Break Room
- Show/Conference Room
- Office
- Covered Parking and Display Area
- Loading Dock/Door
- 8x10' Door/Dock
- 14'-18' Ceiling Height
- 16x20 Door
- 12'-16' Ceiling Height
- 5' High 8'-2" Wide

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