



Prudential Georgia Realty

**BrentHoffman.com**

*"When You Want It Sold"*

Commercial Real Estate Services

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



**1256 Industrial Blvd.  
Gainesville, GA 30501**

**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



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More info and video at [www.BrentHoffman.com](http://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](#)



**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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**One LARGE Drive-In Door and Loading Dock**



**Break Room with Tile Floors**



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



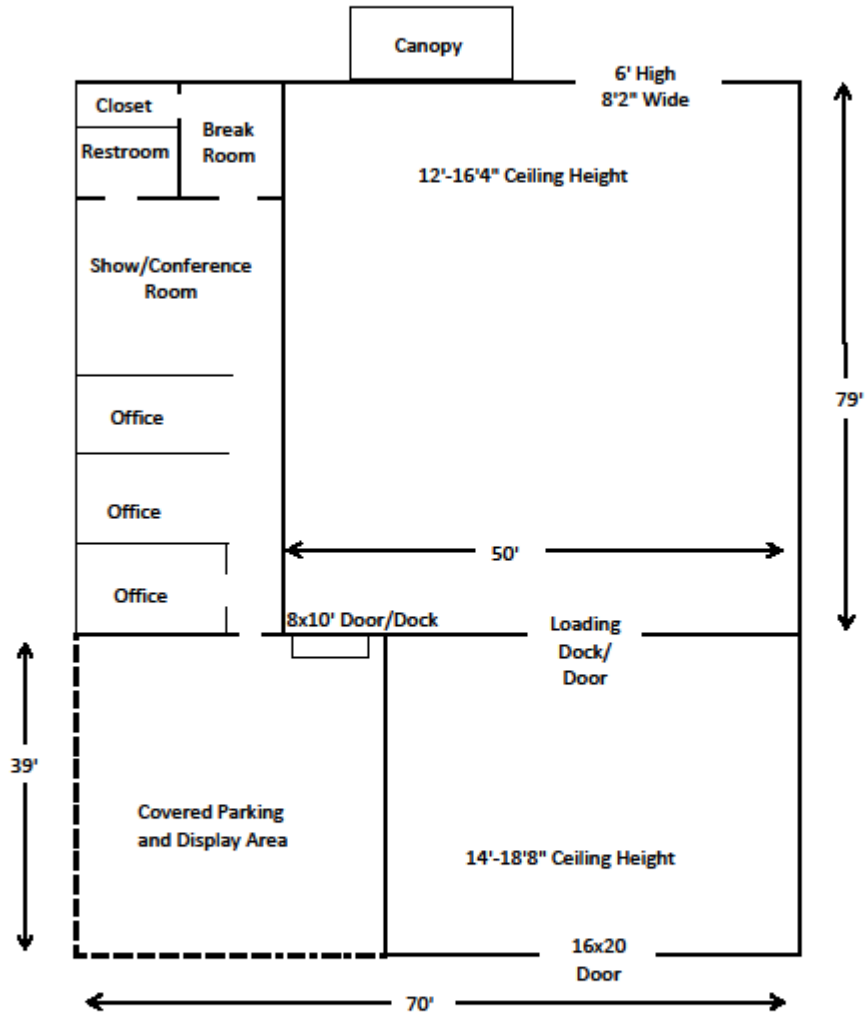
**Rear View of Work Area and Covered Parking**



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# FLOOR PLAN

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



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