



**2080 Memorial Drive
Gainesville, Georgia
30,280 sf Whse-Ind.
Space for Lease**

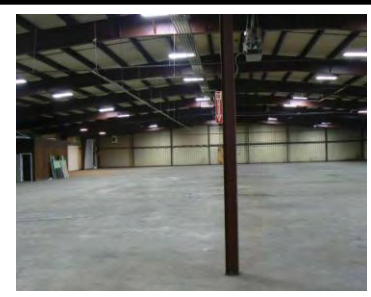
REDUCED! \$2.99 psf

ITEMS OF NOTE

- 1 Exceptional lease rate!
- 2 Superb high traffic quasi-retail showroom location!
- 3 30,280 sf of warehouse-industrial space
- 4 17.8' ceilings
- 5 1,200 sf offices
- 6 Large outside storage/ Parking area
- 7 Loading dock
- 8 Drive-in door
- 9 High 3-phase power



**EXCEPTIONAL OPPORTUNITY
with LOW LEASE RATE**



30,280 sf of warehouse-industrial space at a great rate! Located on high traffic Memorial Dr. just off Browns Bridge Road. Building could be retail oriented. 17.8' ceilings, 1,200 sf offices, large multi-stall restrooms, large outside storage/parking area, loading dock and drive-in door, and 3-phase high-high power!

Call Brent Hoffman 770-533-6721

See my website: www.BrentHoffman.com for more info.

Prudential Georgia Realty, Gainesville, GA 770-536-3007





FIRE
EXIT
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CENTENNA L DRIVE

MEMORIAL PARK DRIVE

08008 000043

GAINESVILLE

0 126.7ft