



BERKSHIRE HATHAWAY | Georgia Properties
Commercial Division

39 +/- acres—Industrial
\$15,358 per acre
Gainesville .3 miles from I-985 Exit 20
Rail Frontage—too!



2037 Old Candler Road (Highway 60)

- **39 +/- acres to be surveyed**
- **All utilities including sewer**
- **1,162 feet of CSX Rail frontage**
- **70% zoned Heavy Industrial**
- **In protected Allen Creek Ind Park @ Exit 20 I-985**

Priced to Sell

More info and video at www.BrentHoffman.com
BERKSHIRE HATHAWAY | Georgia Properties 770-533-6721



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**Green represents approximately 39 acres
for sale**

One of kind 39 acres with 1,162 feet of CSX rail frontage. This property has sewer (8" line and 8"-10" water available and gas) and all utilities and located in the Allen Creek Industrial Park just .3 miles from Interstate 985 and Exit 20 in Gainesville. Superior transportation location for truck and rail.

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Small pines cover graded front portion of property



Several road access points



Portion near rail road is graded



Front access road adjacent to rail in place

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One of kind 39 acres with 1,162 feet of CSX rail frontage.

I-985 is the Interstate serving Gainesville/Hall County and points North.

Several road access points

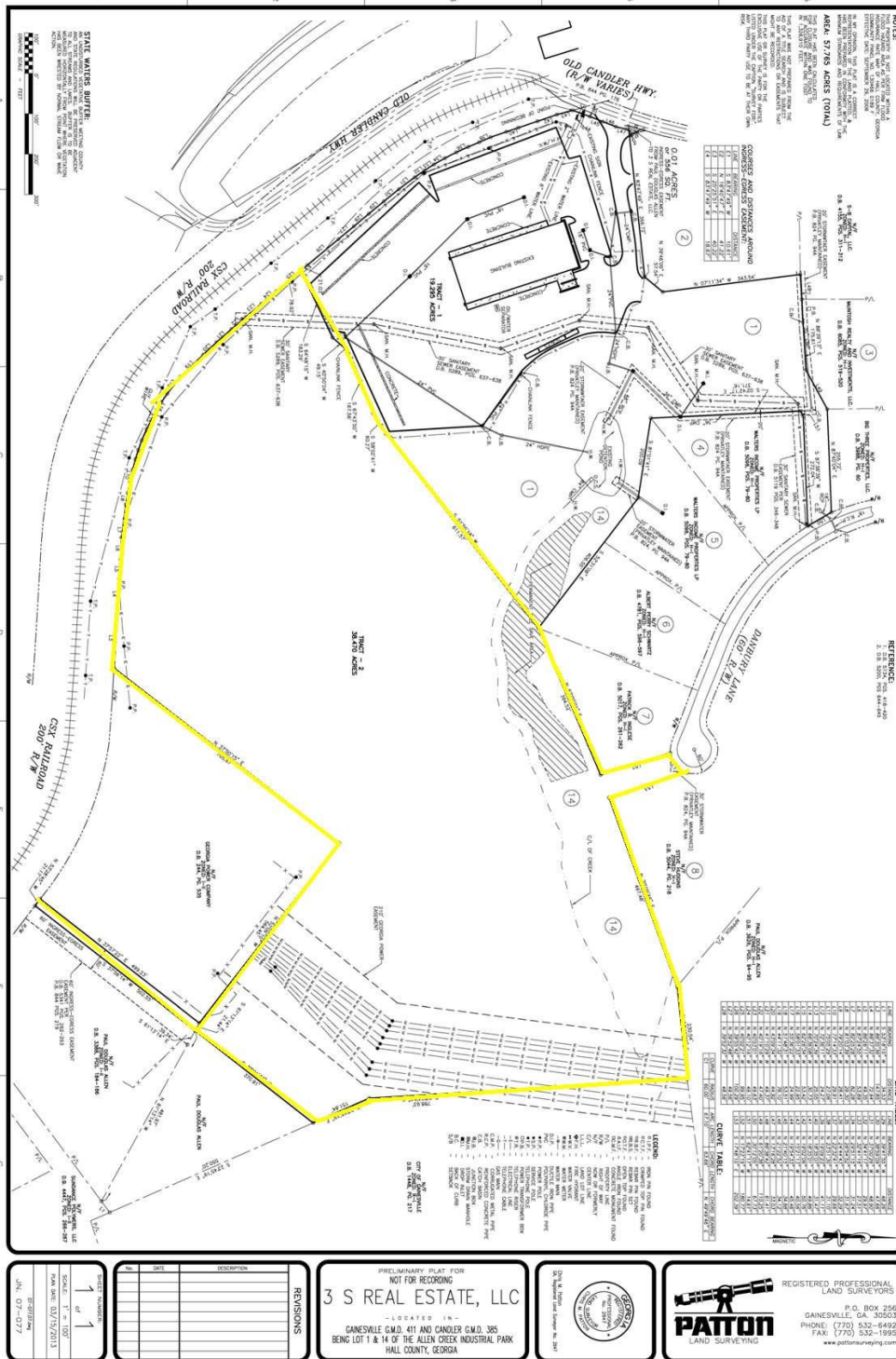
Portion near rail road is graded



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