



**BERKSHIRE HATHAWAY**  
HomeServices  
Georgia Properties  
**COMMERCIAL DIVISION**

# FOR SALE

1.25 ac Industrial lot  
With 11,200 s.f. building  
3,600 s.f. canopy  
Gainesville Mid-



**875 Industrial Blvd., Gainesville**

Marketed By:

**Brent Hoffman & Don Grimsley**

Berkshire Hathaway Home Services GA Properties  
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**Brent Hoffman**



**Don Grimsley**



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# Property Information

## Reduced to \$310,000

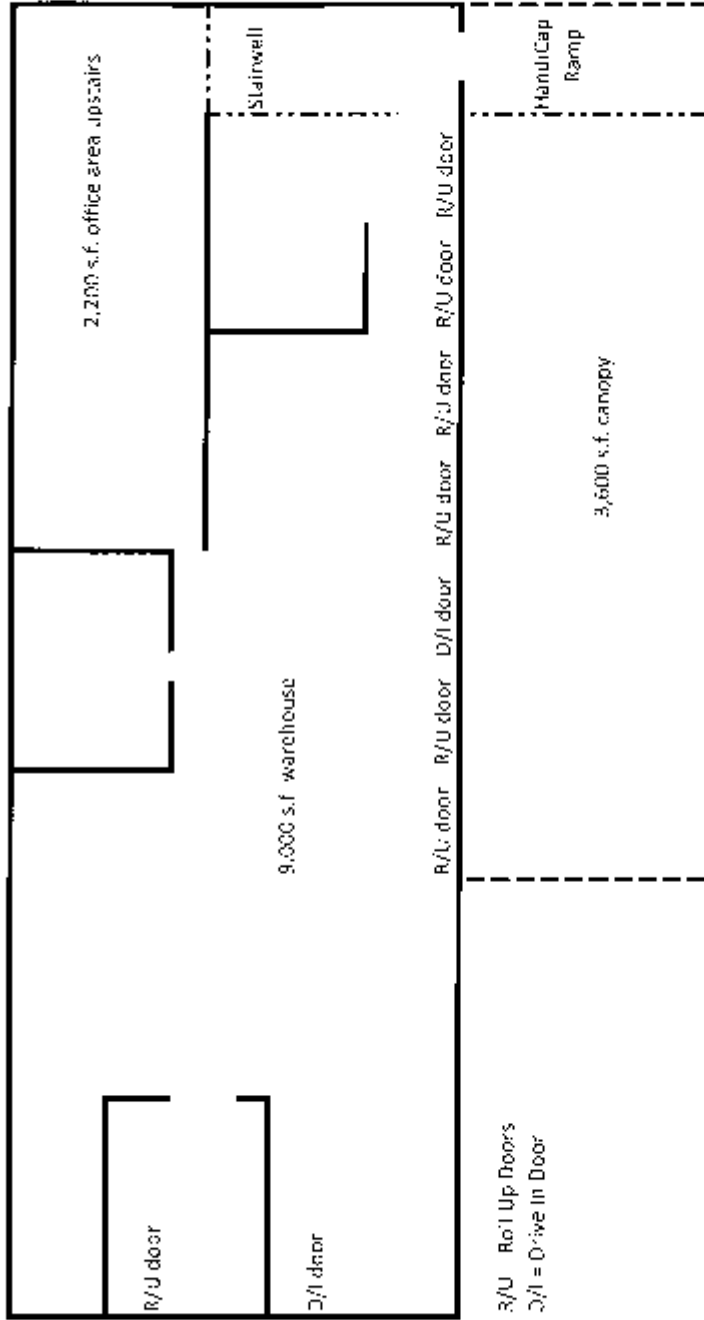


- ◆ 11,200 s.f. Industrial building on 1.25 ac
- ◆ 9,000 s.f. warehouse
- ◆ Approx. 2,200 in office area upstairs
- ◆ 3,600 s.f. canopy area
- ◆ Brick, block, cement construction
- ◆ Zoned H-1 (Heavy Industrial)
- ◆ 8+ offices and large open space
- ◆ 2 bathrooms
- ◆ **Renovation Needed**
- ◆ **1,600 amp - 3 phase electric**
- ◆ 14' to beam - 25' to APEX/ceiling
- ◆ Cement floors
- ◆ (2) Drive - In doors and (8) Roll-Up doors
- ◆ Sprinkled—not activated
- ◆ 2 bathrooms
- ◆ Property convenient to I-985 (1.26 miles) and Gainesville's Mid-town
- ◆ Daily traffic count Queen City Pkwy 16,000

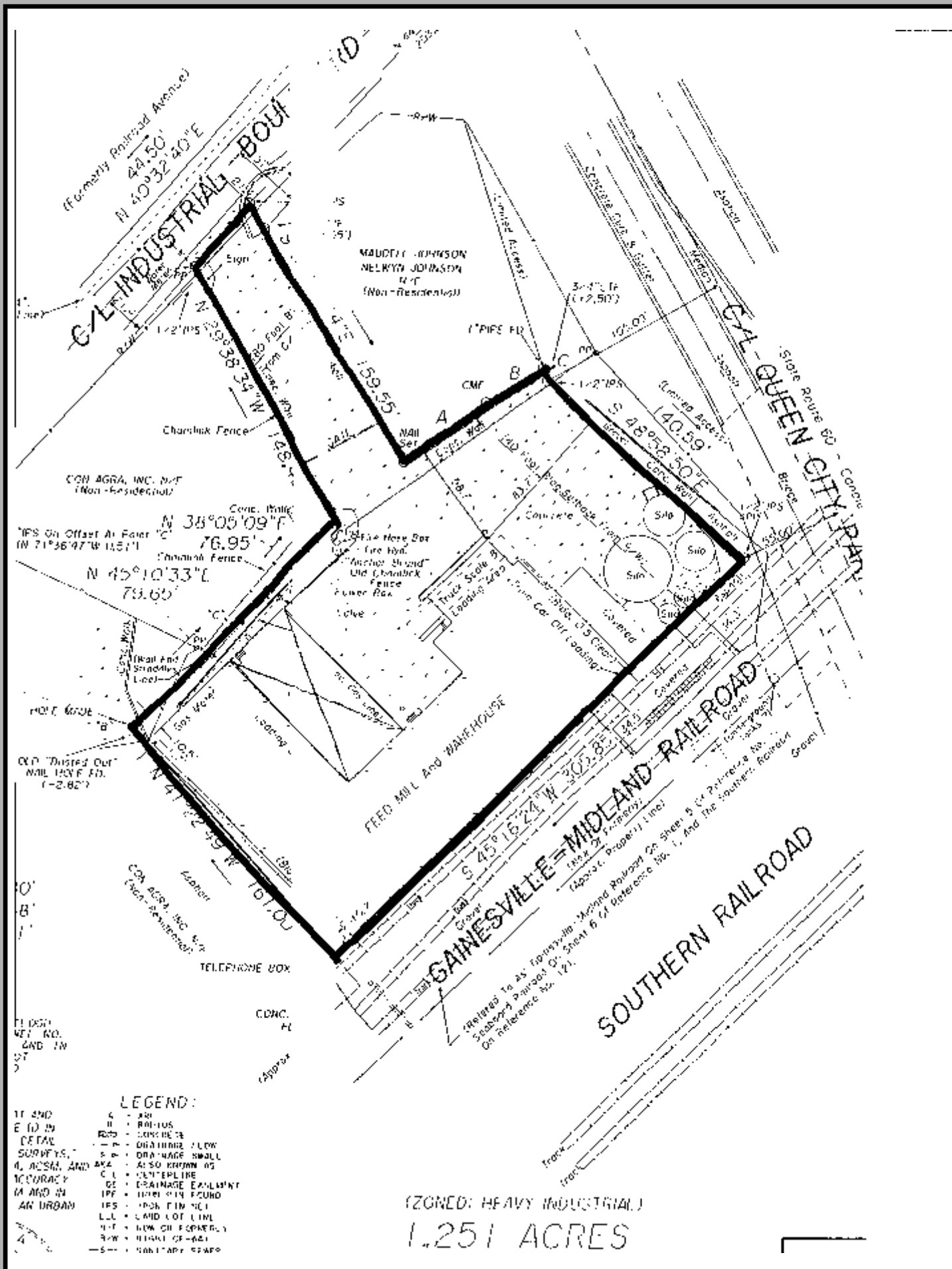
More info and video at:<http://www.brenthoffman.com/listings/l0054.html>







875 Industrial Blvd , Gainesville 30501



(ZONED: HEAVY INDUSTRIAL)  
 1.251 ACRES

- LEGEND:**
- TT AND E (1) IN DETAIL SURVEYS, 4, ACCURACY AND IN AN URBAN
  - C - CURB
  - B - BARRIERS
  - ROCKS - CONCRETE
  - - - - - DRAINAGE FLOW
  - S - - - - - DRAINAGE SWALL
  - AKA - ALSO KNOWN AS
  - CL - CENTERLINE
  - DE - DRAINAGE EXHIBIT
  - IPF - IMPROVED FOUND
  - IPS - IRON PIPE NET
  - L.L. - LAND LOT LINE
  - LOT - LOW OR FORMERLY
  - R-W - RIGHT OF-WAY
  - - - - - UNLIMATED GRAVE

OLD "Dusted Out" MAIL BOX FID. (1-2.82')

CON AGRA, INC. (Non-Residential)

FEED MILL AND WAREHOUSE

GAINESVILLE-MIDLAND RAILROAD

SOUTHERN RAILROAD

MAUDIE JOHNSON  
 MELBYN JOHNSON  
 M-T  
 (Non-Residential)

QUEEN CITY PARK

(Formerly Railroad Avenue)  
 N 40°32'40"E  
 44.50'

INDUSTRIAL BOULEVARD

CONC. WALL  
 N 38°09'09"E  
 76.95'  
 N 45°10'33"E  
 79.60'

Refer to 45 Gainesville-Midland Railroad on Sheet 5 of Reference No. 1 and The Feathers Railroad on Reference No. 121.

THIS MAP AND IN 1972

TELEPHONE BOX

CONC. FL

Approx

4

# Footprint with dimensions





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# Location Map

Industrial Site

Gainesville, GA



Convenient to the Atlanta market & Northeast Georgia.

North on I-85 to N on I-985. Exit 20 Queen City Parkway (Hwy 60). Left at ramp towards Gainesville. Go 1.26 miles to Industrial Blvd. Left on Industrial. Property on left