



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR LEASE

4,400 s.f. office/warehouse
Gainesville
Convenient location

REDUCED NOW

\$2,200 per month



2361 Monroe Drive, Gainesville, GA 30507

Approximately 1 mile from I-985 at exit 20

Marketed By:

Brent Hoffman

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Property Information

4,400 s.f. Office/Showroom/Warehouse

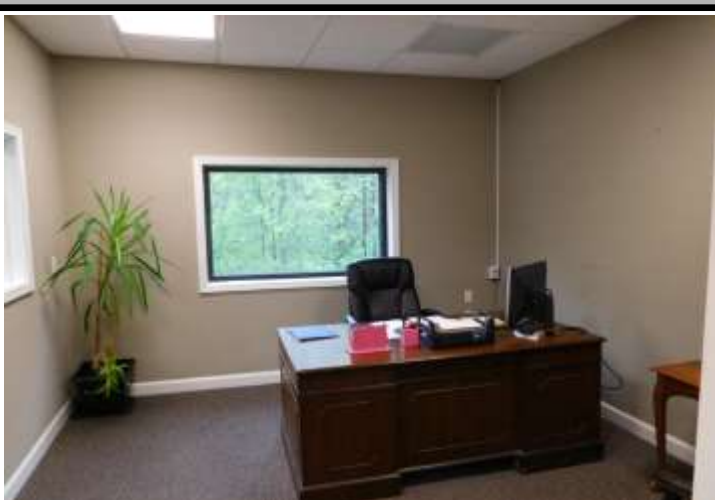
Fully Furnished / REDUCED

\$2,200 per month + utilities

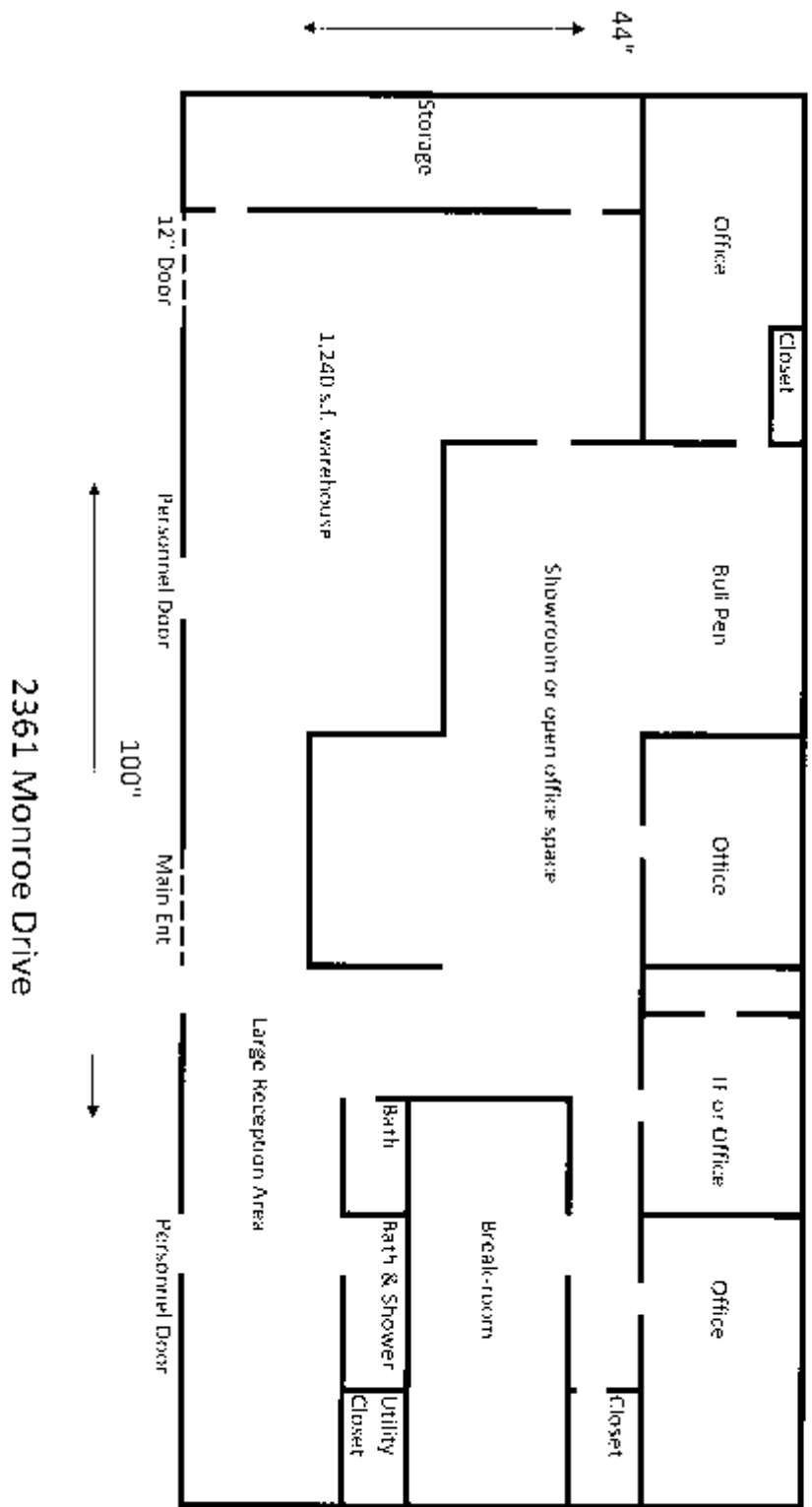


- ◆ High-end finishes
- ◆ Nice tile entrance
- ◆ 4 private offices
- ◆ Large showroom /bull-pen area
- ◆ Large break-room
- ◆ Samsung phone system
- ◆ High speed Spectrum internet
- ◆ 2 bathrooms—1 with shower
- ◆ **Owner requests a 3 year lease term**
- ◆ 1,240 s.f. Warehouse
- ◆ 12 ft roll-up door
- ◆ 10'8 to 12'9 foot ceilings
- ◆ 480 volt power—3-phase
- ◆ Brick signage
- ◆ Lots of inside storage
- ◆ 8 parking place (1 is handicap)
- ◆ Alarm with security cameras
- ◆ Outdoor security lighting

More info, floor plan and video at: <http://www.brenthoffman.com/listings/I0343.html>



All materials furnished is from sources deemed reliable, but information has not been verified and is subject to errors or omissions



2361 Monroe Drive



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Location Map

Commercial Site

Gainesville, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North to exit 20, Queen City Pkwy / Candler Road. Right at bottom of ramp. Left at light onto Old Candler Rd. Right onto Monroe Drive. Property on left.