

# INDUSTRIAL SPACE FOR LEASE

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1569 FULENWIDER RD.  
Gainesville, GA





## EXCLUSIVE LEASING AGENTS:

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### BROKER OF RECORD

BILL PEDERSEN

LICENSE NO. 80041 (GA)





# PROPERTY SUMMARY



**\$11.00**  
RENT/SF



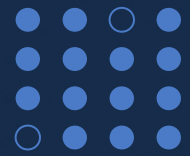
**\$8,800**  
MONTHLY RENT



**\$1.50**  
OPEX/SF

## Property Summary

<b>Address</b>	1569 Fulenwider Rd Gainesville, GA 30507
<b>Parcel ID</b>	15-031-000-136
<b>Total SF</b>	±9,600 SF
<b>AC</b>	±0.93 AC
<b>Zoning</b>	Light Industrial
<b>Coverage Ratio</b>	24%
<b>Clear Heights</b>	21'
<b>Year Built</b>	2021
<b>Construction</b>	Metal
<b>Grade Level Doors</b>	8 total (12' x 16')
<b>Cranes</b>	2 Ton Gantry Crane
<b>Power</b>	600 Amps, 3 Phase - 208 Volts





# SPACE HIGHLIGHTS



## FULLY FENCED OUTSIDE STORAGE

- The property features a secure, fully fenced outdoor storage area designed to accommodate industrial equipment, vehicles, materials, and more.



## UPDATED SECURITY SYSTEM WITH CAMERAS

- The property features a modernized security system equipped with high-definition surveillance cameras strategically placed to ensure comprehensive monitoring and enhanced safety.



## PRIME BUILDING FOR REPAIR SHOP

- An ideal property for a repair shop, this industrial storage facility features versatile spaces, ample square footage, and tailored infrastructure to support automotive, equipment, or specialized repair operations.



## 3 EXHAUST FANS IN WAREHOUSE

- The warehouse is equipped with three industrial-grade exhaust fans, ensuring effective ventilation, temperature regulation, and improved air quality for optimized operational efficiency and comfort.





# INTERIOR PHOTOS







± 30,300 VPD

129

60

± 10,900 VPD

± 57,600 VPD

985



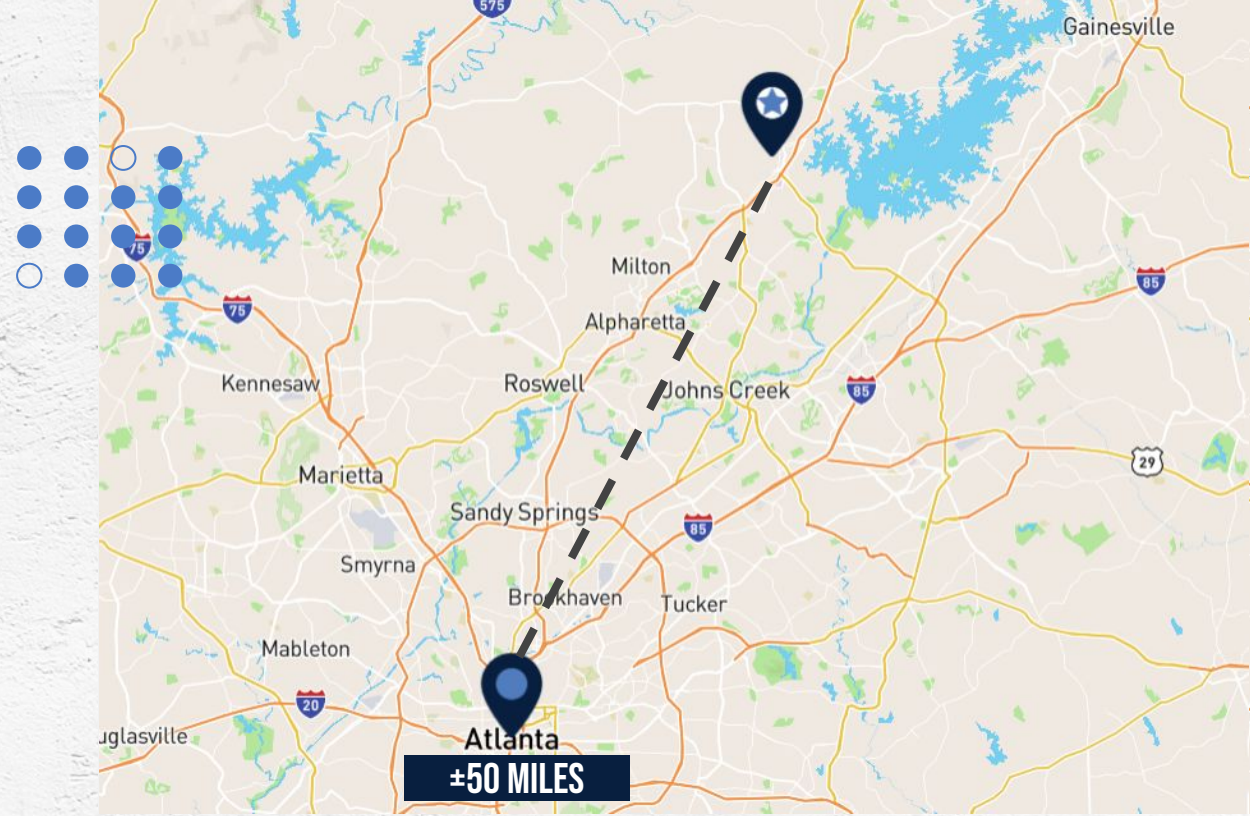
# MARKET OVERVIEW

## GAINESVILLE, GA

Gainesville, Georgia, located about ±50 miles northeast of Atlanta, balances small-town appeal with modern convenience. Historically an agricultural center, the city has developed into a destination for recreation, culture, and commerce. Lake Lanier offers opportunities for boating, fishing, and hiking, drawing outdoor enthusiasts year-round. The historic downtown features unique shops, locally owned restaurants, and regular community events. Attractions like the Northeast Georgia History Center and the Quinlan Visual Arts Center highlight the area's history and artistic contributions. Situated in the foothills of the Blue Ridge Mountains, Gainesville provides easy access to the natural landscapes of North Georgia while remaining close to Atlanta's urban offerings.

## ECONOMY

Gainesville, Georgia, has a growing economy that plays a key role as a regional hub for business and industry in Northeast Georgia. Major sectors include manufacturing, healthcare, education, and retail. The city contains significant employers such as Northeast Georgia Health System and Brenau University, along with a range of advanced manufacturing companies. Its strategic location near Interstate 985 and close to Atlanta has made it an attractive area for logistics and distribution. Tourism related to Lake Lanier and the nearby Blue Ridge Mountains also contributes to the local economy.



## PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Current Year Estimate	22,259	76,397	190,140
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Current Year Estimate	6,171	25,191	68,179
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$85,028	\$91,890	\$111,707



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