

Local Knowledge • Global Networks

# MARKET REPORT

A Guide to Industrial Real Estate  
in Northeast Georgia

September 2020

ipgproperties.com



## ± 35.53 Acres For Sale

1532 Ridgeway Church Road | Jackson County

±35.53 acres available in Commerce, GA. The assemblage of 3 tracts has potential for a ±50,000 - 250,000 sq. ft. industrial facility. Site is located across from the new \$2 billion SK Innovation battery plant in Jackson County. When the second plant goes into mass production in 2023, SK Innovation will reach an annual global capacity of 71GWh, consolidating its position as one of the largest EV battery producers in the world. This site offers easy access to I-85 via Exit 147 (Hwy 98) or Exit 149 (US 441) and is only ±20.7 miles from the new inland port in Gainesville, GA and ±77.9 miles from Hartsfield-Jackson Atlanta International Airport. Great for regional supplier, OEM, or distributor. **Contact Drew or Floyd - #10786**

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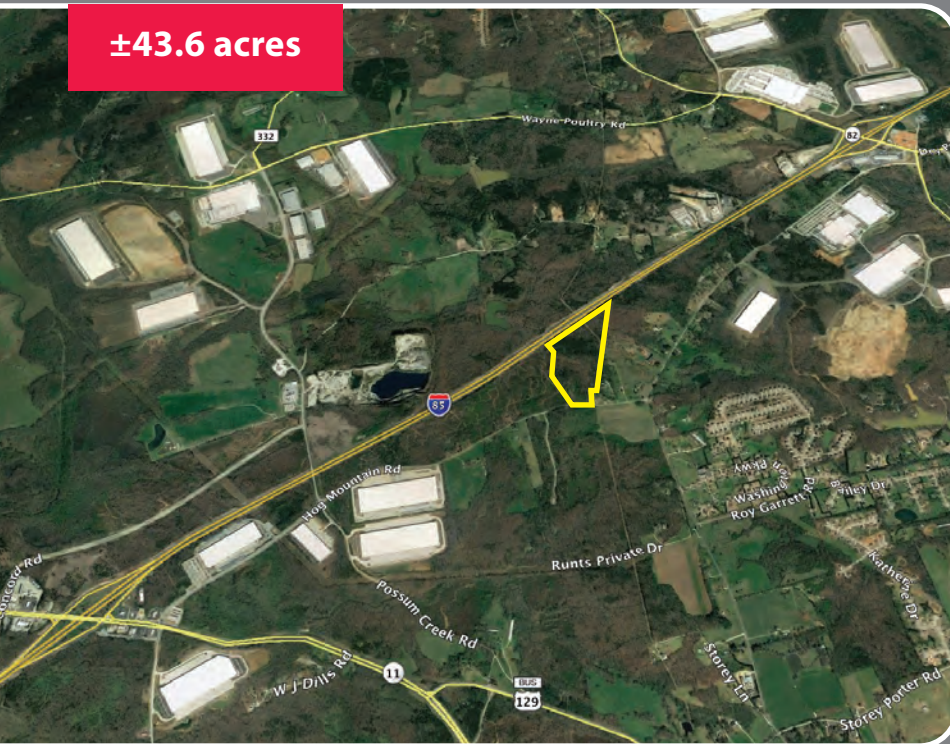


**The IPG Difference** — IPG has created a team approach where each team member has a specific role in servicing and caring for each and every IPG client. Any team member can assist you with more information about any property in the Market Report. **Call IPG at: 770•536•6555**





**±43.6 acres**



## 0 Hog Mountain Road Jackson County

±43.6 acre site for sale in Jefferson, GA. Frontage on I-85 provides great interstate exposure. Traffic count of 56,200 vehicles per day (AADT 2018). Excellent location between Exit 137 (Hwy 129) and Exit 140 (Dry Pond Road). The immediate area is home to multiple industrial parks in the growing I-85 Jackson County corridor. Only ±59 miles to Atlanta and ±89 miles to Greenville, SC.

Contact Drew or Floyd - #10325

## 0 Highway 142 Newton County

±20.3 acres for sale or build-to-suit. Excellent development site with rail opportunity (CSX). Great location, located only 1/2 mile from I-20. Traffic counts of 10,000 VPD on Hwy 142 & 60,000 VPD on I-20. Water, sewer, gas and power are available.

Contact Drew or Gene - #10437

**±20.3 acres**





## IPG Poker Run & Property Tour

In light of recent challenges during the COVID-19 pandemic, Industrial Properties Group, Inc. created a unique marketing program in order to keep our fellow brokers and economic development partners informed. Part of this marketing program included hosting a self-guided property tour in a poker run format which was held on July 28, 2020.

Participants toured five properties in the South Hall County area where they drew a sealed envelope with a playing card. Guests then received two additional wild cards at LNB Brewing Company before playing their best five card poker hand for a chance to win \$500 cash. At LNB Brewing Company, guests were treated to a Taco Tuesday food truck, beer tasting, and a free gift.

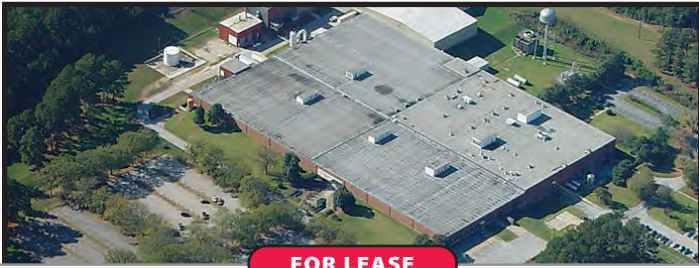
We would like to give a special thanks to our fellow brokers and economic development partners who joined us for the IPG Poker Run & Property Tour. We hope everyone had a great time and enjoyed the fellowship.



Congratulations to Allan Anderson with Dexter Companies, LLC who won our \$500 Cash Prize with a full house.

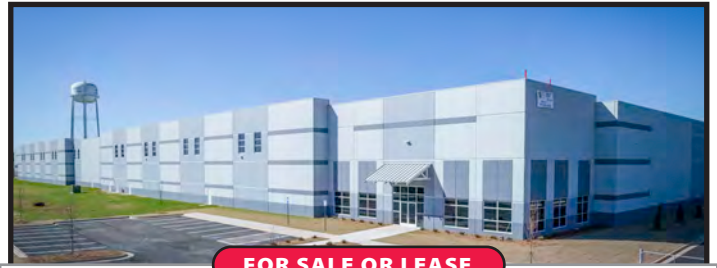




**FOR LEASE****215 Coats Drive, Stephens County**

**Up to ±70,000 sq. ft.** of warehouse/manufacturing space is available for lease in Toccoa, GA. Features include 3 dock high doors, heavy power, trailer parking and sprinkler system. Located 16 miles from I-85.

Contact Drew or Floyd - #685

**FOR SALE OR LEASE****2052 Knox Bridge Crossing Road, Hart County**

**±70,000 - 143,590 sq. ft.** speculative building for sale or lease in Gateway Industrial Park. The facility is on a ±14.8 acre site and has 28' - 30'6" ceiling height, 16 dock high doors (and 25 additional knock outs), 2 drive-in doors and ESFR sprinkler. Office is build-to-suit and trailer parking is available. Great location, only 0.8 miles from I-85, Exit 177. Contact Drew or Floyd - #10631

**FOR LEASE****4350 Avery Drive, Hall County**

**±114,240 sq. ft.** of industrial space for lease in Gainesville, GA with a ±10,571 sq. ft. office area, 22' clear ceiling height, 9 dock high doors, 1 drive-in door, 35' x 48' column spacing, and 600 amp, 480/277 volts, 3-phase power. Great for warehouse or manufacturing. Convenient to Thurmon Tanner Pkwy and I-985, via the new Exit 14. Contact Drew or Floyd - #378

**FOR LEASE****336 Henry D. Robinson Blvd., Jackson County**

**±74,279 sq. ft.** single tenant facility for lease in Walnut Fork Industrial Park. Features include ±500 sq. ft. of office space, rear load 120' truck court, 26' clear ceiling height, 21 dock high doors (11 pit levelers, 5 edge of dock levelers), 2 drive-in doors and 52' x 40' column spacing. Traffic light access to US Hwy 129 and only ±0.8 miles from I-85 at Exit 137. Contact Drew or Floyd - #7025

**FOR SUBLEASE****2118 Centennial Drive, Hall County**

**±74,086 sq. ft.** free standing food grade facility for sublease in Gainesville, GA with ±30,000 sq. ft. cooler space. Facility has 8 dock high doors and additional space includes production rooms, dry storage, wash rooms, separate shipping and receiving, office, and breakroom. Facility has pre-treatment waste water capabilities. Previously used for egg processing. Contact Drew or Floyd - #363

**FOR SUBLEASE****2080 Memorial Park Drive, Hall County**

**±30,280 sq. ft.** free standing building for sublease in Gainesville, GA with ±1,600 sq. ft. office area, 1 dock high door, 5 drive-in doors, and 17.8' clear ceiling height. Fully fenced with trailer parking. Ideal for warehouse or distribution. Excellent visibility on Memorial Park Drive. Convenient to I-985 and only ±3 miles to Exit 17. Contact Drew or Floyd - #348

**FOR SALE OR LEASE****150 Trade Street, Clarke County**

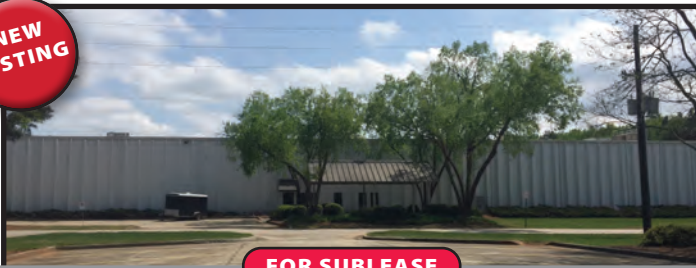
**±25,750 sq. ft.** facility on a ±2.09 acre lot available in Athens, GA. The facility has 2 dock high doors (8' x 10'), 1 drive-in door (15' x 16'), 16' - 20' ceiling height, and 25' x 50' column spacing. Zoned Light Industrial with ±1,500 sq. ft. office area. Great location off Hwy 78 and just ±1.8 miles from Athens Loop 10. Contact Gene - #2541

**FOR SUBLEASE****5350 McEver Road, Units G-J, Hall County**

**±25,432 sq. ft.** of industrial space for sublease in Gainesville, GA with ±2,700 sq. ft. office area, 1 drive-in door, 10 dock high doors/(1) 35,000 lb. dock leveler, and 22' ceiling height. Located ±18 miles to I-85, and ±30 miles to I-285. Easy access to I-985 via new interchange at Exit 14. Ability to combine with adjacent suite for total of ±44,464 sq. ft. Contact Drew or Floyd - #6013



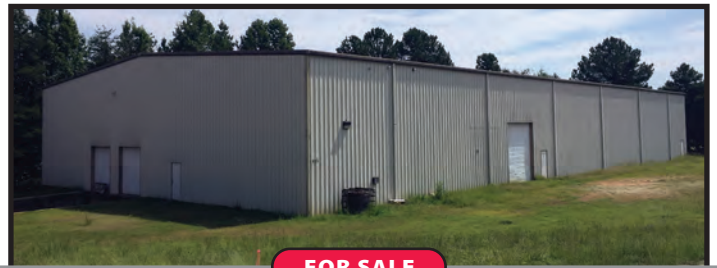
NEW LISTING



FOR SUBLEASE

**4350 Avery Drive, Hall County**

±25,000 sq. ft. of industrial space for sublease in Flowery Branch, GA with 3 dock high doors, 1 drive-in door, 22' clear ceiling height, 35' x 48' column spacing, and wet sprinkler system. Ideal for manufacturing or warehousing/distribution. Only ±0.5 miles to I-985 via the new Exit 14 and convenient to Thurmon Tanner Pkwy. **Contact Drew or Floyd - #378**



FOR SALE

**96 DeSoto Drive, Stephens County**

±20,000 sq. ft. steel building for sale with 2 dock high doors, 1 drive-in door, 22 ft. ceiling height, central heat & air, a wifi camera system and 3 bathrooms. Building has 3-phase, 225/100 amp, 240/120 volt power. The ±1,710 sq. ft. office area has 4 offices & a kitchen. Large yard area. Close to I-85 & Hwy 365. Optional rental income available. **Contact Drew or Floyd - #2204**



FOR LEASE

**5350 McEver Road, Units D-F, Hall County**

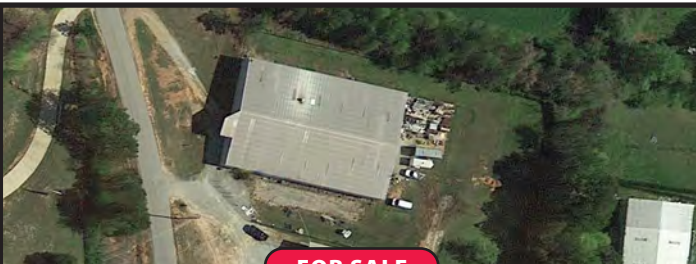
±19,032 sq. ft. suite for lease in Oakwood South Industrial Park. Units D-F offer ±1,850 sq. ft. of office space, 1 drive-in door, 7 dock high doors, 40' x 40' column spacing, ESFR sprinkler system, and 120' truck court. Great location, only ±1.5 miles to I-985 via new interchange at Exit 14. Ability to combine with adjacent suite for a total of ±44,464 sq. ft. **Contact Drew or Floyd - #6013**



FOR LEASE

**1245 Palmour Drive, Hall County**

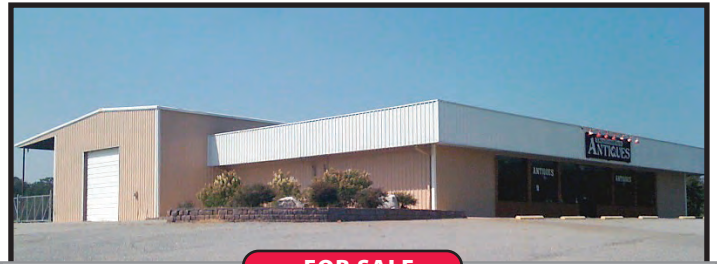
±16,700 sq. ft. of industrial space for lease in Gainesville, GA with ±3,100 sq. ft. office space, 3 dock high doors, 18'-22' ceiling height, 30' x 40' column spacing, and wet sprinkler system. Ample trailer storage. Zoned Light Industrial. Ideal for manufacturing or warehouse/distribution. Great location, only ±1 mile from I-985 and ±19 miles to I-85. **Contact Drew or Floyd - #1613**



FOR SALE

**437 Moore Circle, Stephens County**

±15,000 sq. ft. free standing facility in industrial corridor for sale in Eastanollee, GA. The building is on a ±2.5 acre lot with large fenced outside storage, 1 dock high door, and 2 drive-in doors with ability to add more. Great option for a light manufacturing company. Easy access to Hwy 17 and ±10 miles to I-85. **Contact Drew or Floyd - #3023**



FOR SALE

**1531 Eatonton Highway, Morgan County**

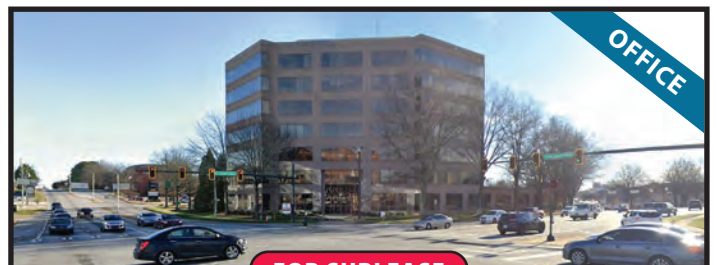
±12,000 sq. ft. manufacturing facility available in Madison, GA. Features include 19' - 26' ceiling height, 2 dock high doors, 2 drive-in doors, sprinkler system, heavy power and a ±2,200 sq. ft. office area. Zoned M-1. The ±3.89 acre lot is fenced and trailer parking is available. **Contact Gene - #7356**



FOR SALE OR LEASE

**1158 Knox Bridge Crossing Road, Hart County**

±10,000 sq. ft. building for sale or lease in Lavonia, GA. This freestanding building sits on a ±13.3 acre lot and has 2 drive-in doors. Great space for boat/RV repair or storage. Only ±1 mile from I-85 and ±3.7 miles to Exit 1 to Lake Hartwell. ±600 feet of frontage on I-85. **Contact Drew or Floyd - #10852**



FOR SUBLEASE

**340 Jesse Jewell Parkway, Suite 600, Hall County**

±9,182 sq. ft. Class A office space for sublease in downtown Gainesville, GA. Suite offers a mix of private offices and large open bullpen for cubicles, professional reception area, breakroom, and ample parking. Great natural light in each area. **Contact Drew or Floyd - #10874**



FOR LEASE

NEW LISTING

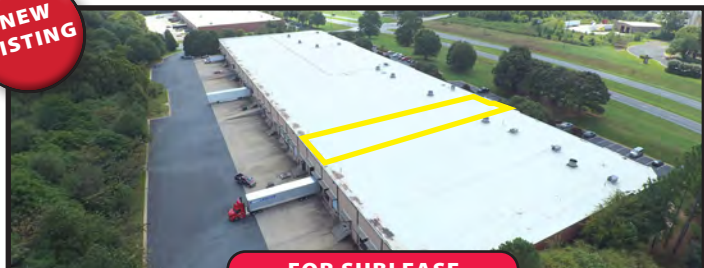


### 5974 US Highway 129, Units L-O Jackson County

±33,600 sq. ft. of industrial space for lease in Pendergrass, GA. Located in Walnut Fork Industrial Park, Units L-O offer 6 dock high doors (4 levelers), 2 drive-in doors, 42' x 40' column spacing, 120' truck court (50' concrete apron & 70' heavy duty asphalt) and wet sprinkler system. Excellent location with traffic light access to US Hwy 129. Convenient to I-85 via Exit 137.

Contact Drew or Floyd - #1620

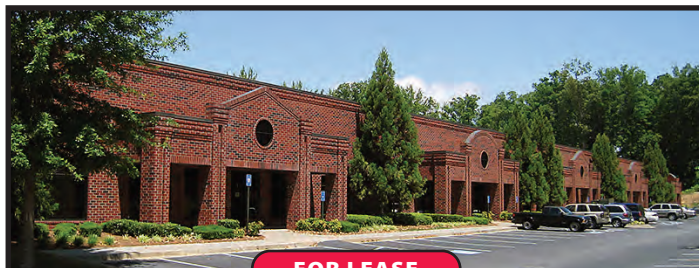
NEW LISTING



FOR SUBLEASE

#### 5974 US Hwy 129, Unit D, Jackson County

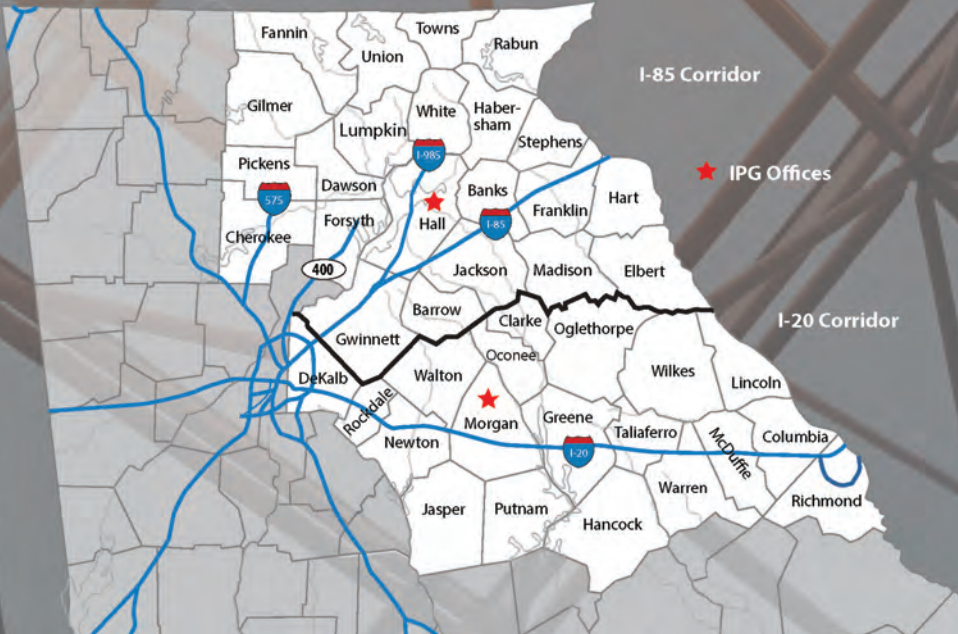
±8,400 sq. ft. suite for sublease in Pendergrass, GA. Located in a professionally maintained business park setting, Unit D has a 1 dock high door, 1 drive-in door, 22' minimum clear height, 42' x 40' column spacing, 120' truck court and a wet sprinkler system. Traffic light access to US Hwy 129 and convenient to I-85 via Exit 137. Contact Drew or Floyd - #1620



FOR LEASE

#### 5340 McEver Road, Unit G, Hall County

±6,400 sq. ft. of office/warehouse space for lease in Oakwood South Industrial Park. Unit G has a ±1,613 sq. ft. office area, 1 ramped door (12' x 14'), 1 dock high truck door (9' x 10') with 1 mechanical leveler, 18' minimum clear height, 40' x 40' column spacing, 200 amps @ 480 volts, 3-phase electric service, a 120' truck court and a sprinkler system. Contact Drew or Floyd - #2068



**Industrial Properties Group specializes in providing the highest quality of service in the industrial real estate market. Founded in 1991, IPG is a diversified, full-service leader in the markets we serve. With offices located in Gainesville and Madison, Georgia, our firm assists clients throughout the Southeast, with a primary focus on the GA 316, I-85, I-985 and I-20 corridors.**

## The IPG Difference

**The IPG Difference represents our company's framework for providing a seamless experience for our clients and helps them understand how their property will be marketed. By combining our extensive knowledge of the local market, and our global networks, with a deep understanding of our clients' needs, we have proven for more than 30 years that the IPG Difference works.**

**Team Approach** - Each client has a Sales Agent that leads the support team comprised of other sales agents, marketing and administrative personnel.

**IPG Market Report** - We publish your listing in The IPG Market Report which is a longstanding publication that has a circulation of individuals, industrial property owners, tenants, investors and industrial brokers.

**Custom Marketing Solutions** - The IPG Team customizes our marketing strategy around the special features of your property in an aggressive and targeted fashion. All marketing activities are analyzed and adjusted to ensure your property is sold or leased.

**Proprietary Database** - Our proprietary database allows us to make direct personal calls and implement target marketing to potential prospects.



**SIOR®**

**Society of Industrial and Office Realtors®**

IPG is a member firm of SIOR, the leading professional industrial and office real estate association. With more than 3,400 members in 686 cities and 38 countries, SIOR represents today's most knowledgeable, experienced, and successful commercial real estate brokerage specialists. IPG will broadcast your property to SIOR Industrial Specialists and network through personal relationships built through SIOR membership.



**Atlanta Commercial Board of Realtors®** - Current membership of the ACBR is comprised of more than 2,200 commercial realtors and affiliates. ACBR is the fundamental backbone of the commercial real estate industry in Georgia. Our membership with ACBR allows us the opportunity to promote your property to members of ACBR via the Commercial Board Exchange Mail system.



### BALDWIN COUNTY

**FOR SALE**

#### 68 Hwy 22 West

±32.17 acre tract for sale in Milledgeville, GA. The property has flat topography and is served by city water and sewer. ±1,341 feet of frontage on State Hwy 22 and ±2,195 feet of frontage on Britt Waters Road. Not in city limits - no zoning. **Contact Gene - #10536**

### BARROW COUNTY

**FOR SALE**

#### 0 Kilcrease Road

±102 acres for sale in Auburn, GA. Future Industrial development with single or multiple buildings. Located ±13.2 miles from I-85, ±10.3 miles from the Gwinnett County Airport at Briscoe Field and ±11.3 miles from Lawrenceville. Power, water, sewer and gas are available. **Contact Drew or Floyd - #10788**

### FRANKLIN COUNTY

**FOR SALE**

#### 0 Cornog Road

±13.54 acre site for sale in Lavonia, GA. Build-to-suit opportunities available. Proposed site plan includes potential ±208,000 sq. ft. building layout. Located ±1 mile to I-85, ±85 miles to Downtown Atlanta, ±65 miles to Greenville-Spartanburg, and ±90 miles to Hartsfield-Jackson International Airport. **Contact Drew or Floyd - #6225**

### HALL COUNTY

**FOR SALE**

#### 0 Jesse Jewell Parkway

±6.15 acres for sale in Gainesville, GA. Great visibility from traffic count of 28,000 CPD on corner lot. Fast developing area with recent expansions. Potential uses include office / showroom, medical or corporate office. Proposed ±65,000 sq. ft. layout of temperature controlled minisorage. Easy access to I-985 and GA 365. **Contact Drew or Floyd - #10827**

### MORGAN COUNTY

**FOR SALE**

#### 0 Micha Way

±1.93 acres for sale in Madison, GA. Site is located within the city limits and has 280 feet of frontage on Micha Way. The site has visibility from Hwy 441 and is approximately 450 feet from the intersection of Hwy 441 and Micha Way. Zoned commercial and has flat topography. Storm water retention is in place. Adjacent to Main Street Vet, O'Reilly Auto Parts and Ingles. **Contact Gene - #10538**

#### 0 Highway 83

±169 acres for sale in Madison Farms Industrial Park. Will divide - 30 acres minimum. Build-to-suit opportunities are available. Property is zoned I-2 (Light Industrial) and has frontage on Hwy 83. Water, gas power and sewer at site. Less than 1/2 mile from I-20, 1 mile from Hwy 441 and 60 miles from Atlanta (via I-20). **Contact Gene - #7774**

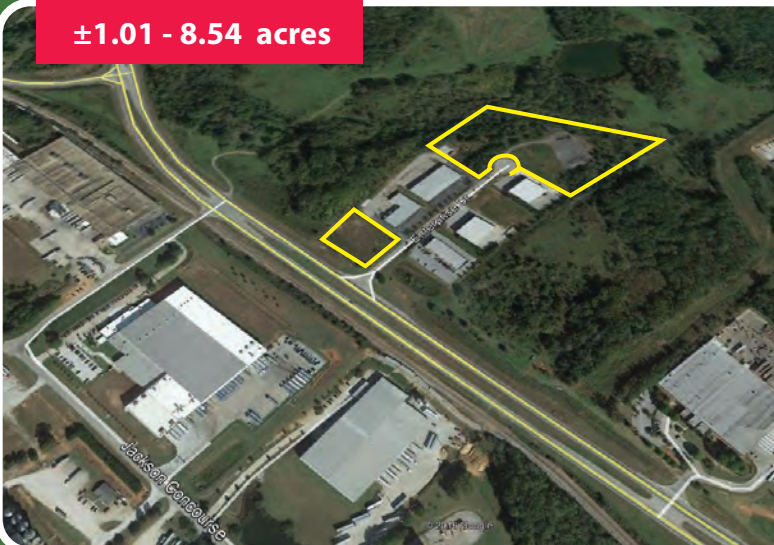
### NEWTON COUNTY

**FOR SALE**

#### 0 Dixie Road

±327.04 acres for sale in Covington, GA. Will consider dividing. Property is zoned AR and has water on site. Frontage on Dixie Rd., Benton Dairy Rd., and Belcher Rd. **Contact Gene - #10497**

**±1.01 - 8.54 acres**



### 0 Enterprise Drive Jackson County

±8.54 acres for sale in North Jefferson Business Park. Cul-de-sac lots, will divide. Zoned Light Industrial. Convenient access to I-85 and Hwy 129.

±1.01 acre graded site for sale in Pendergrass, GA. Excellent frontage on Hwy 129 with a traffic count of 16,500 VPD.

**Contact Drew or Floyd - #10448 / #10449**



## 1255 Purina Drive Hall County

**±62.93 acres** for sale in Gainesville, GA. Dual road frontage on Purina Drive & Old Cornelia Hwy. Great for a facility needing a large outside storage area. Close proximity to both new and established commercial, medical and retail businesses, including Northeast Georgia Medical Center, the Kroger Marketplace development at Limestone Pkwy and Downtown Gainesville. Easy access to I-985 and GA 365.

Contact Drew or Floyd - #10777



**±22.3 acres**

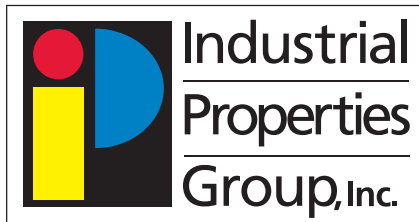


## 0 Lake Forest Court Newton County

**±22.3 acre** industrial site for sale or build-to-suit in Covington, GA. Great development potential. The site is located in Lochridge Industrial Park and has cul-de-sac access. 256,000 sq. ft. proposed facility site. Only 1/2 mile from I-20, Exit 93. Utilities are available.

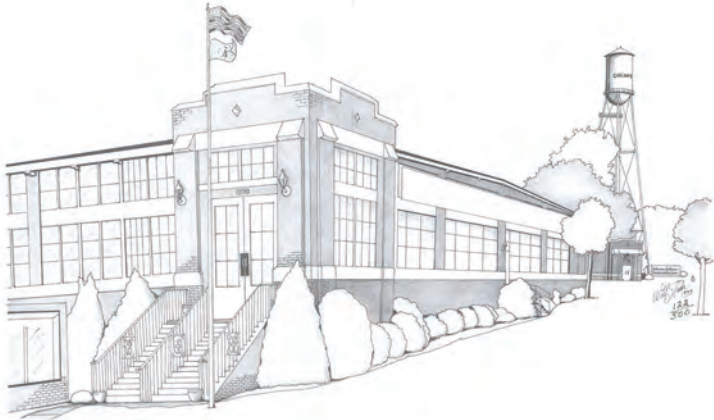
Contact Drew or Gene - #10438





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This information has been prepared by Industrial Properties Group, Inc. for the sole express use by clients of Industrial Properties Group. The information herein was obtained from sources deemed reliable but Industrial Properties Group does not guarantee accuracy.



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#### MISSION STATEMENT

To provide the highest level of service for clients and customers in the purchase, sale, leasing and development of industrial real estate.

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[www.ipgproperties.com](http://www.ipgproperties.com)