

## 2175 Centennial Drive

Gainesville, GA 30504





IPG Properties PO Box 364, Gainesville, GA 30503 770.536.6555 www.ipgproperties.com Drew C. Addison, SIOR daddison@ipgproperties.com 678.316.2409 (cell) 770.536.6555 x 232 (office) Palmer H. Loggins ploggins@ipgproperties.com 770.561.3751 (cell) 770.536.6555 x 234 (office)

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# **PROPERTY OVERVIEW**

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**±20,000 SF** Hall County

### **PROPERTY FEATURES:**

 $\pm$ 20,000 sq. ft. single tenant warehouse building for lease

±2,000 sq. ft. office area

2 dock high doors (10' x 10')

1 drive-in door (10' x 10')

3-phase, 400 amps, 120/208 volts electric service

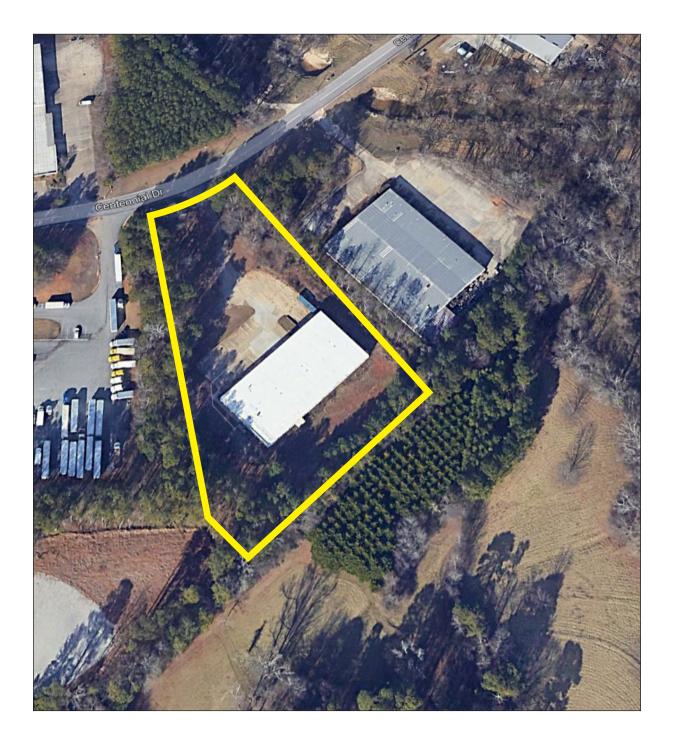
Office area has 4 private offices, conference room, reception area and break room

Great for manufacturing, warehouse or distribution



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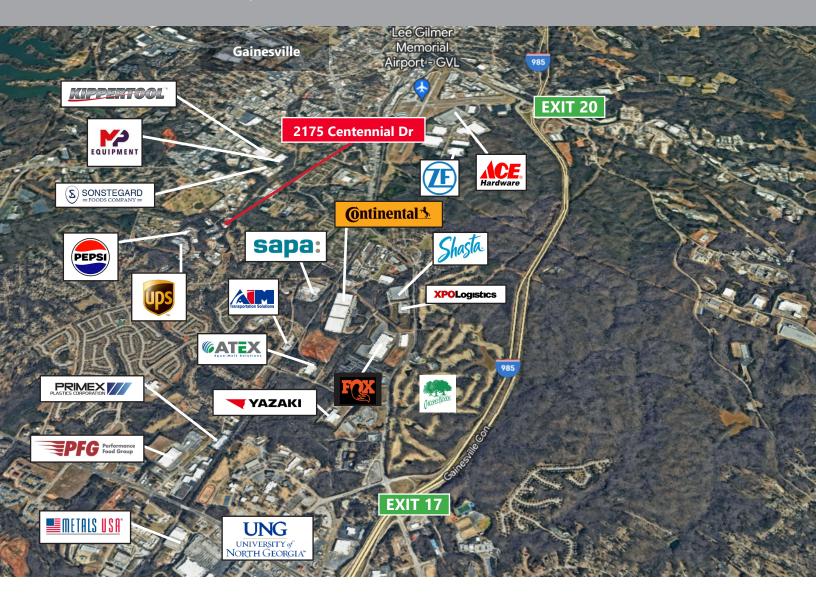




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## LOCATION

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#### **DISTANCES:**

I-985, Exit 20: I-85: I-285: Downtown Gainesville: ±3.5 miles ±23.5 miles ±39.3 miles ±3.8 miles

City of Oakwood:	±5.8 miles
Downtown Atlanta:	±53 miles
Hartsfield Jackson Int'l Airport:	±63 miles
Future Gainesville Inland Port:	±12 miles

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