



4350 Avery Drive
Flowery Branch, GA 30542

Great Value in Hall County
\$6.00 Per Sq. Ft. NNN



For Lease
±114,240 SF
Hall County



IPG Properties
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PROPERTY OVERVIEW

4350 Avery Drive, Flowery Branch, GA 30542



For Lease
±114,240 SF
Hall County

PROPERTY FEATURES:

±114,240 sq. ft. industrial space for lease

±2,282 sq. ft. of office space

22' clear ceiling height

9 dock high doors

1 drive-in door

35' x 48' column spacing

Wet sprinkler system (100% coverage)

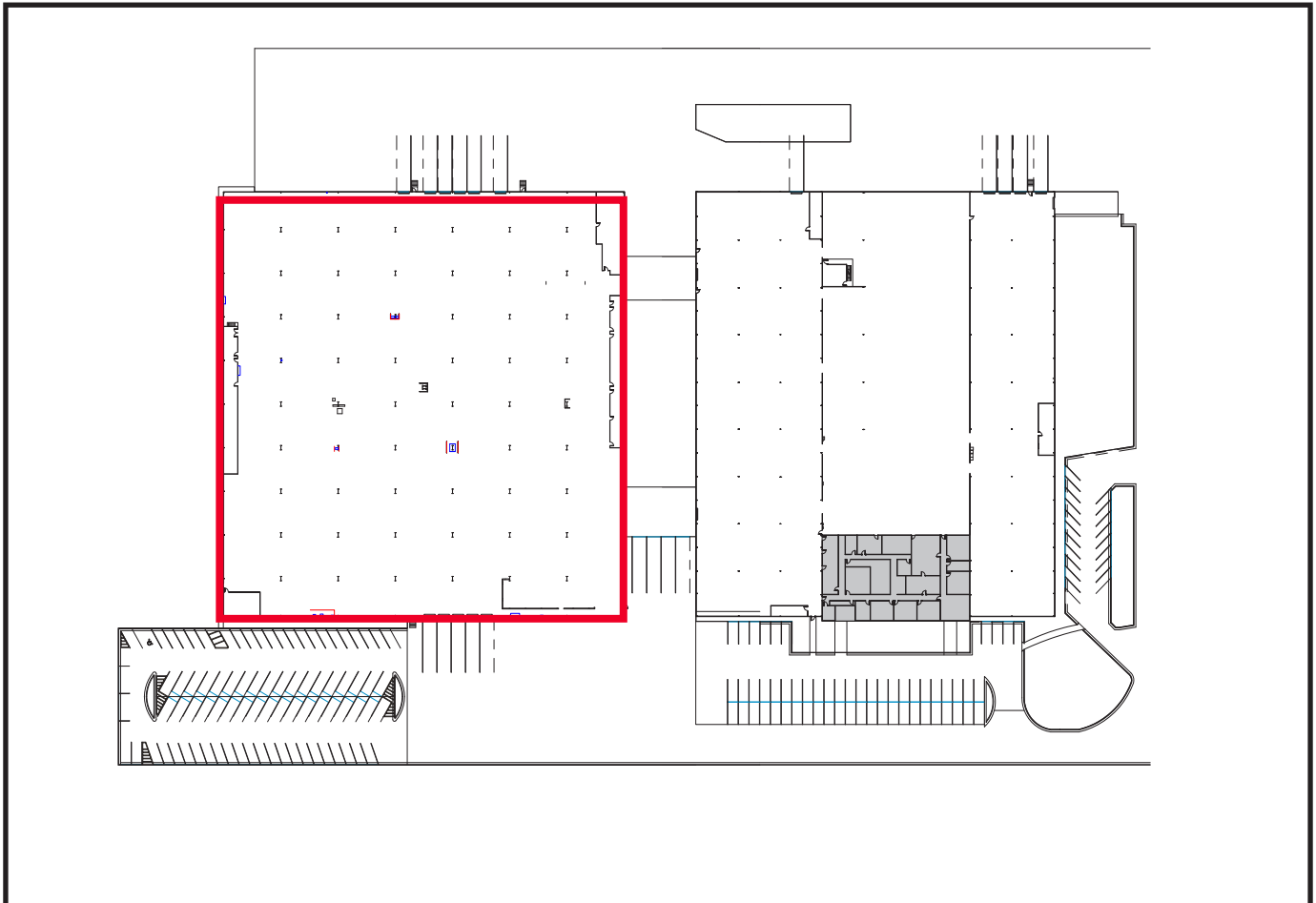
600 amp, 480/277 volts, 3-phase power

Convenient to Thurmon Tanner Pkwy and I-985 (Exit 14)

Asking rate: \$6.00 per sq. ft. NNN / OPEX \$1.15 (2024 estimated)

BUILDING LAYOUT & PHOTOS

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LOCATION

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ABOUT HALL COUNTY:

Hall County is the epicenter of an aggressive economic environment in Northeast Georgia. Growth in both population, now estimated at 200,000, and economic bases has been steady and diversified for the last 20 years. The labor market is thriving with regional labor market numbers estimated to be 775,000 from Hall and surrounding counties.

DISTANCES:

I-985, Exit 14:	±0.6 miles	Hartsfield Jackson Int'l Airport:	±56 miles
I-85:	±13 miles	Future Gainesville Inland Port:	±15 miles
I-285:	±27 miles	Inland Port Greer (South Carolina):	±124 miles
Downtown Atlanta:	±40 miles	Port of Savannah:	±250 miles
Greenville, SC:	±109 miles	Port of Charleston:	±295 miles

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