



# 2481 Hilton Drive | Suites 3A-4A

Gainesville, GA 30501



**For Sale or Lease**  
**±9,594 SF**  
Hall County



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# PROPERTY OVERVIEW

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## PROPERTY FEATURES:

±9,594 sq. ft. office / warehouse / flex space for sale or lease

13' - 16' clear ceiling height

2 dock high doors

20-ton warehouse HVAC unit (newly replaced in 2023)

Ample, 3-phase power capability throughout the building

Fully functioning security system servicing the entire space

Located in a high quality business park

Perfect for user or investor looking to capitalize on the growing Gainesville/I-985 submarket

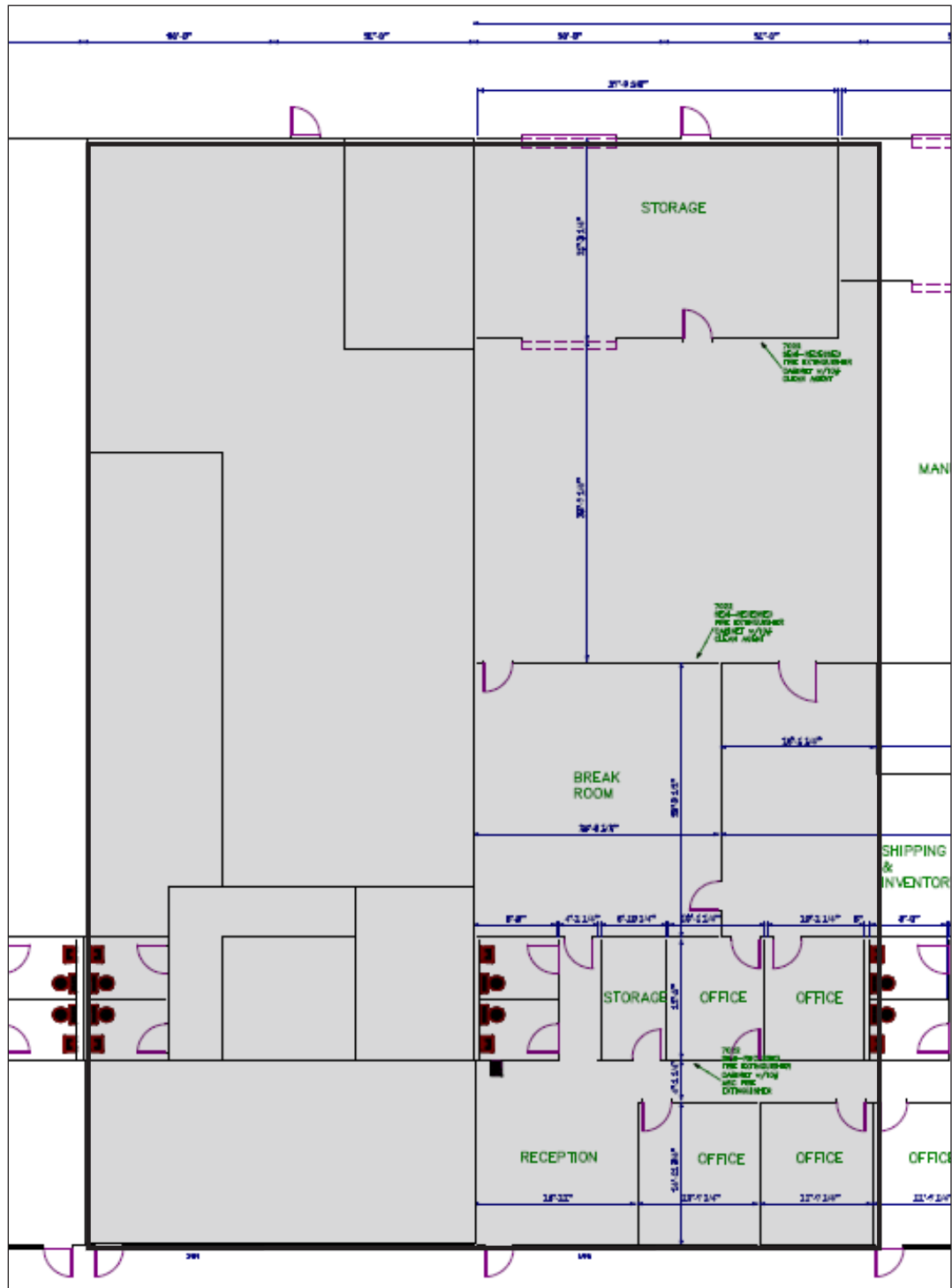


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# BUILDING LAYOUT

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# LOCATION

2481 Hilton Drive, Suites 3A-4A | Gainesville, GA 30501



## 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 20:       | ±2.7 miles  | Downtown Atlanta:                 | ±52 miles |
| I-85:                 | ±22.5 miles | Hartsfield Jackson Int'l Airport: | ±62 miles |
| I-285:                | ±38.3 miles | Future Gainesville Inland Port:   | ±11 miles |
| Downtown Gainesville: | ±2.8 miles  |                                   |           |
| City of Oakwood:      | ±4.8 miles  |                                   |           |



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