



5350 McEver Rd | Units D-F

Flowery Branch, GA 30542



For Lease
±19,032 SF
Hall County



Industrial Properties Group, Inc.
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 Loggins
ploggins@ipgproperties.com
770.561.3751 (cell)
770.536.6555 x 234 (office)

PROPERTY OVERVIEW

5350 McEver Rd, Units D-F | Flowery Branch, GA 30542



For Lease
±19,032 SF
Hall County

PROPERTY FEATURES:

±19,032 sq. ft. industrial space for lease

Located in Oakwood South Industrial Park

±1,856 sq. ft. of office space

Lighting – Office LED / Warehouse LED

7 dock high doors (9' x 10')

1 ramp door (12' x 14')

2 pit levelers

40' x 40' column spacing

22' clear ceiling height

120' truck court, 50' concrete pad

ESFR sprinkler

200 amp/480V, 3-phase power

Easy access to I-985 via Exit 14

Close proximity to major industrial businesses in the growing I-85 corridor

*Available Summer 2024



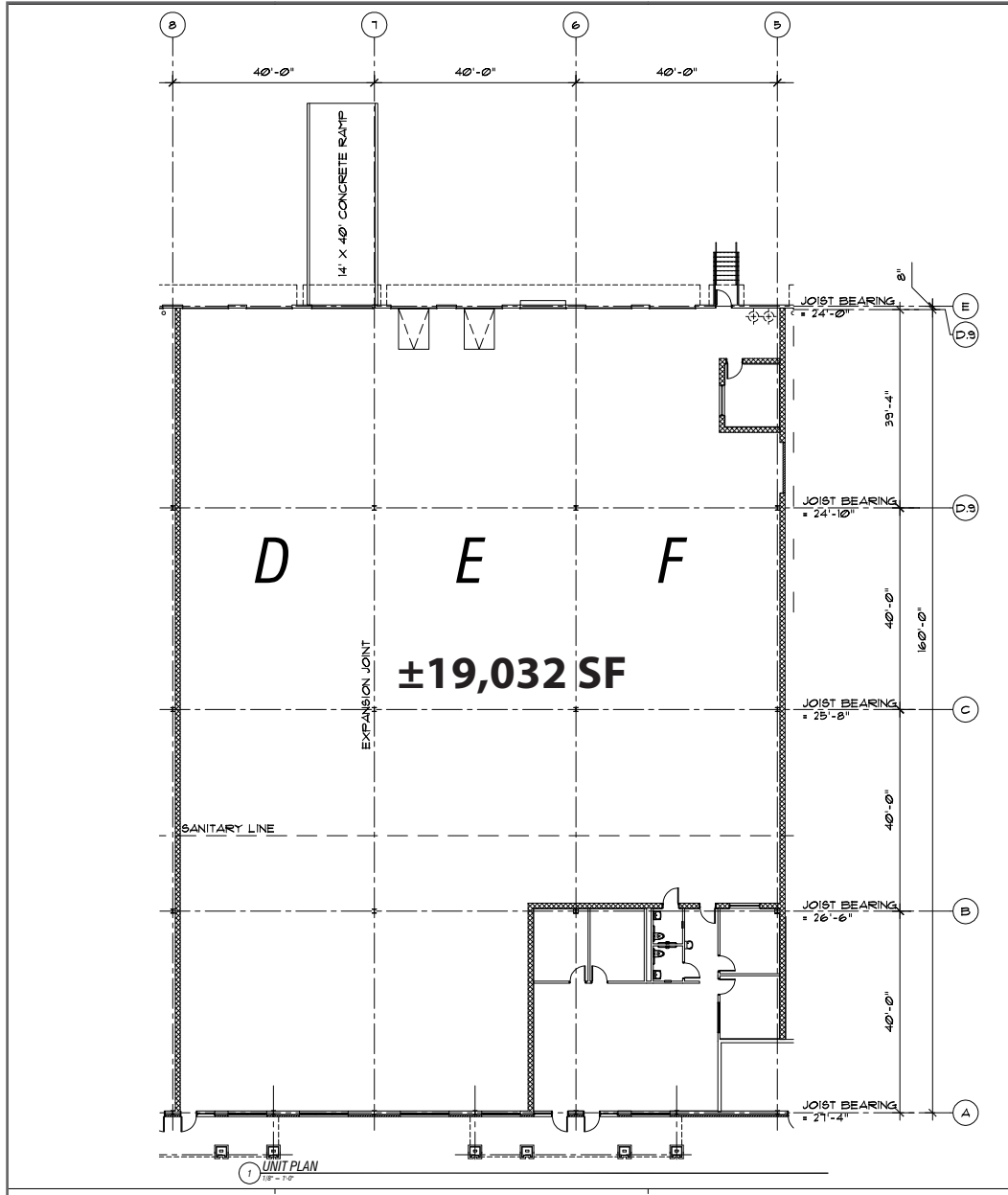
Local Knowledge • Global Networks

ipgproperties.com



BUILDING LAYOUT

5350 McEver Rd, Units D-F | Flowery Branch, GA 30542



Drew C. Addison, SIOR

daddison@ipgproperties.com

678.316.2409 (cell)

770.536.6555 x 232 (office)

Palmer Loggins

ploggins@ipgproperties.com

770.561.3751 (cell)

770.536.6555 x 234 (office)



LOCATION

5350 McEver Rd, Units D-F | Flowery Branch, GA 30542



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:	±1.5 miles	Downtown Gainesville:	±9.3 miles
I-85:	±14.0 miles	Downtown Atlanta:	±46.9 miles
I-285:	±31.6 miles	Hartsfield Jackson Int'l Airport:	±57.6 miles
City of Oakwood:	±6.1 miles	Future Gainesville Inland Port:	±15.9 miles



Drew C. Addison, SIOR

daddison@ipgproperties.com
678.316.2409 (cell)
770.536.6555 x 232 (office)

Palmer Loggins

ploggins@ipgproperties.com
770.561.3751 (cell)
770.536.6555 x 234 (office)