



5340 McEver Rd | Units E-F

Flowery Branch, GA 30542



For Lease
±12,646 SF
Hall County



Industrial Properties Group, Inc.
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PROPERTY OVERVIEW

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PROPERTY FEATURES:

Located in Oakwood South Industrial Park

±1,600 sq. ft. of office space

LED Lighting

4 dock high doors (9'x 10')

1 ramped door (12'x 14')

1 pit leveler

18' clear ceiling height

40' x 40 column spacing

120' truck court, 50' concrete pad, 70' heavy duty asphalt

0.3 GPM over the most remote 3,000 sq. ft. sprinkler system

600 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

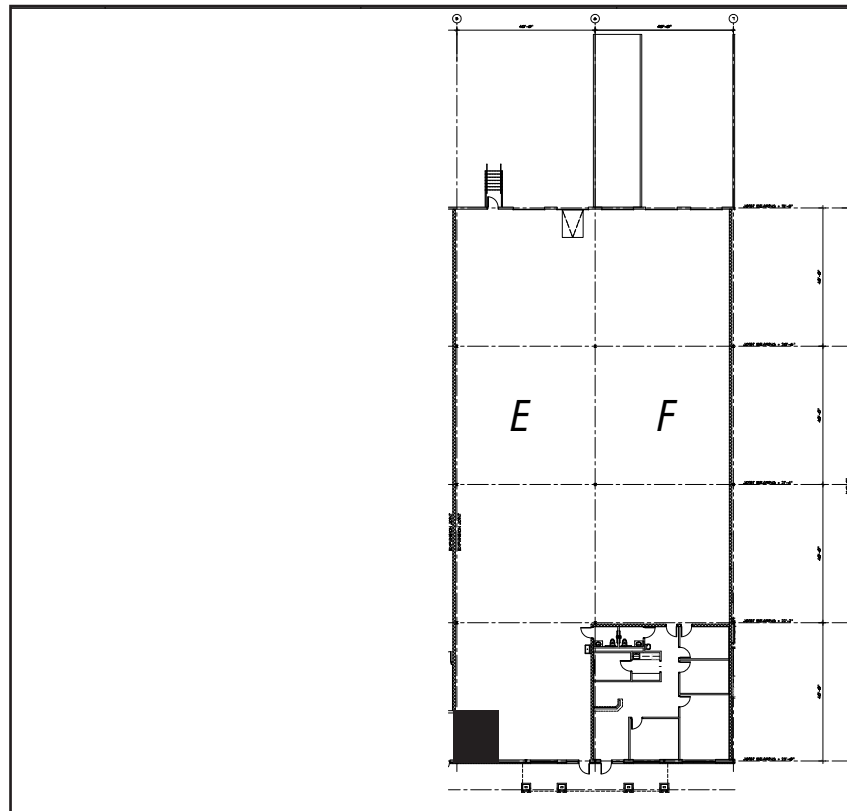
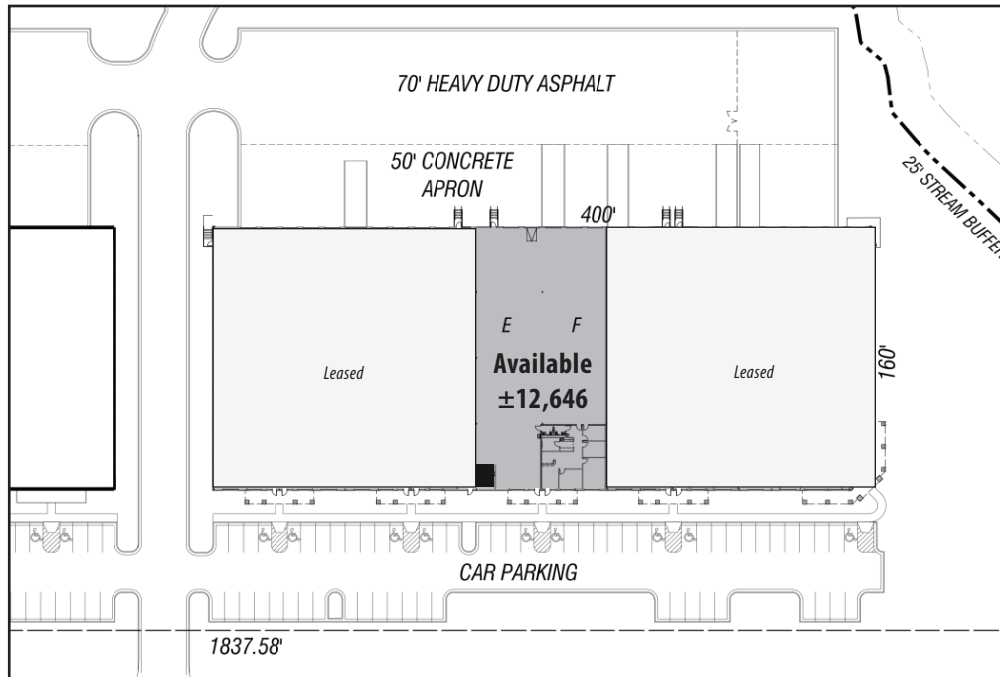


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SITE PLAN & BUILDING LAYOUT

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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:	±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



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