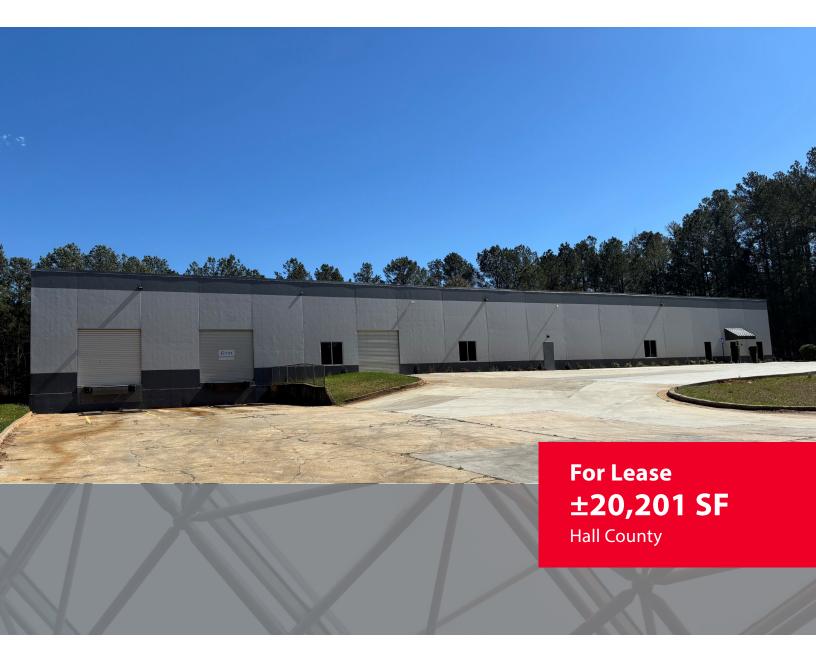


### 2175 Centennial Drive

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)

# **PROPERTY OVERVIEW**

2175 Centennial Drive | Gainesville, GA 30504



#### **PROPERTY FEATURES:**

 $\pm 20,201$  sq. ft. single tenant warehouse building for lease

±3,039 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



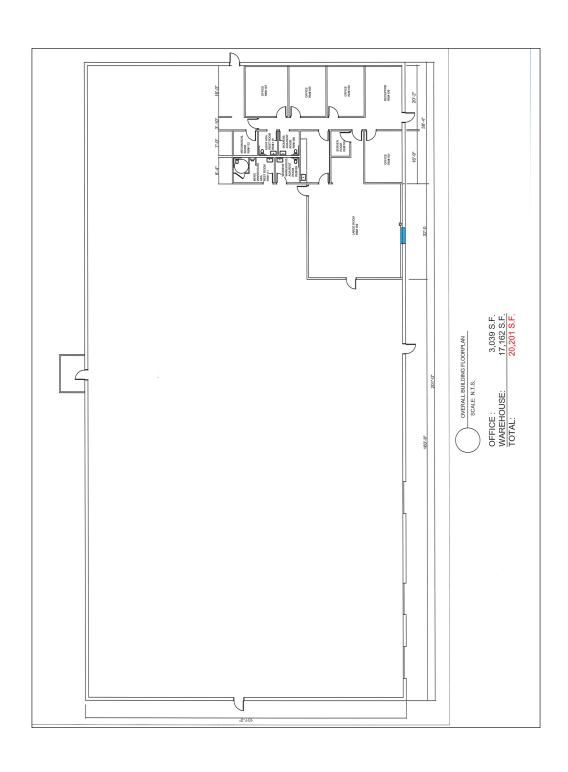
Drew C. Addison, SIOR daddison@ipgproperties.com 678.316.2409 (cell) 770.536.6555 x 232 (office)

**Palmer H. Loggins** ploggins@ipgproperties.com 770.561.3751 (cell)

770.536.6555 x 234 (office)

## **FLOOR PLAN**

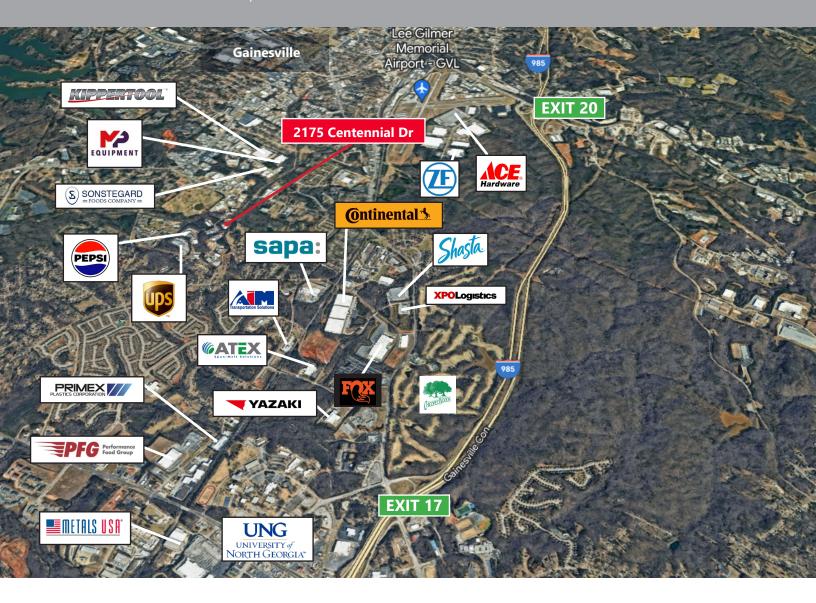
2175 Centennial Drive | Gainesville, GA 30504





## **LOCATION**

2175 Centennial Drive | Gainesville, GA 30504



#### **DISTANCES:**

I-985, Exit 20:	±3.5 miles	City of Oakwood:	±5.8 miles
I-85:	±23.5 miles	Downtown Atlanta:	±53 miles
I-285:	±39.3 miles	Hartsfield Jackson Int'l Airport:	±63 miles
Downtown Gainesville:	±3.8 miles	Future Gainesville Inland Port:	±12 miles

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)

