



**NEW
LISTING**

FOR LEASE

5974 US Hwy 129, Units H-K | Jackson County

±33,600 sq. ft. industrial space for lease in Pendergrass, GA. Located in Walnut Fork Industrial Park, the space has ±1,200 sq. ft. of office space, 22' clear height, 8 dock high doors (1 oversized 12' x 14'), 1 drive-in door, 42' x 40' column spacing, ESFR sprinkler, LED motion sensor fixtures, 70' heavy-duty asphalt, 120' truck court with 50' concrete pad, and 100 Amps @ 277/480V, 3-phase power. Traffic light access to US Hwy 129 and convenient to I-85.

Contact Drew or Floyd - #1620

**LOCAL
KNOWLEDGE
GLOBAL
NETWORKS**



MERRY
Christmas

· AND HAPPY NEW YEAR ·



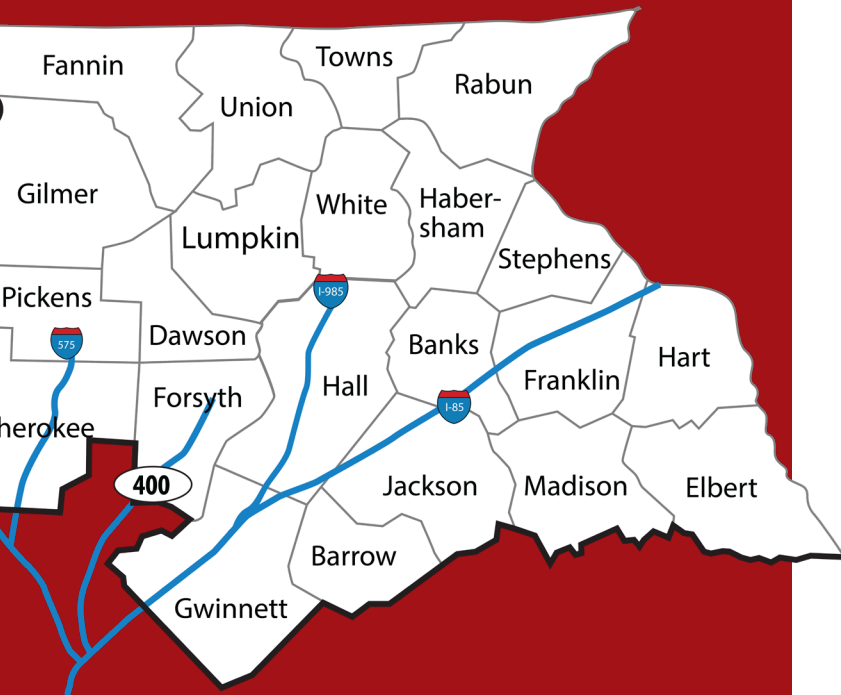
**Best wishes for a wonderful holiday season with peace
and prosperity in the coming year.**

From all of us at Industrial Properties Group

I-85 Market Recap

(For period changes
Q4 2023 - Q4 2024 est.)

Data reflects information related
to Industrial & Flex Space



Inventory SF

319M (+3.1%)

Prior Period 309M

Under Construction SF

4.0M (-58.4%)

Prior Period 9.5M

12 Mo Net Absorption SF

(533K) (-119.6%)

Prior Period 2.7M

Vacancy Rate

8.3% (+2.9%)

Prior Period 5.4%

Market Rent Per SF

\$9.64 (+3.4%)

Prior Period \$9.32

Market Sale Price Per SF

\$111 (+5.1%)

Prior Period \$106

Market Cap Rate

7.4% (+0.1%)

Prior Period 7.3%

Inventory SF

129M (+2.3%)

Prior Period 126M

Under Construction SF

3.0M (-36.6%)

Prior Period 4.1M

12 Mo Net Absorption SF

906K (+211.1%)

Prior Period (816K)

Vacancy Rate

6.5% (+1.1%)

Prior Period 5.4%

Market Rent Per SF

\$9.50 (+4.0%)

Prior Period \$9.14

Market Sale Price Per SF

\$94 (+5.4%)

Prior Period \$90

Market Cap Rate

7.2% (+0.1%)

Prior Period 7.1%

I-20 Market Recap

(For period changes
Q4 2023 - Q4 2024 est.)

Data reflects information related
to Industrial & Flex Space



Information and details contained herein have been obtained from third-party sources believed to be reliable; however, Industrial Properties Group has not independently verified its accuracy. Interested parties should perform their own due diligence regarding the accuracy of information. Third-party data source: CoStar Group, Inc.



FOR LEASE

1385 VALENTINE INDUSTRIAL PKWY

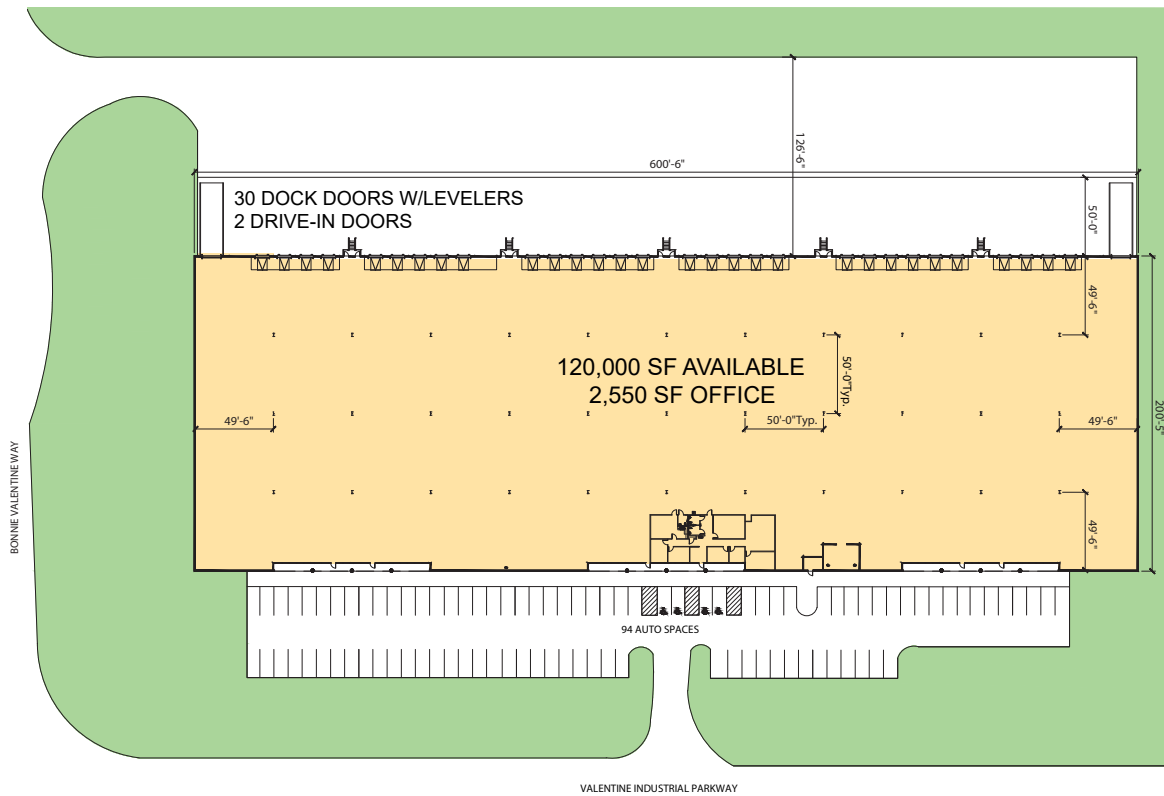
Jackson County

±120,000 Sq. Ft.
Standalone Building
For Lease in
Pendergrass, GA

**Contact Drew, Floyd, or
Palmer - ID #6352**

FACILITY

- 120,000 SF available
- 2,550 SF office
- 28' clear height
- Thirty (30) dock doors with pit levelers
- Two (2) drive-in doors
- 50' x 50' column spacing
- Ninety-four (94) auto parking spaces
- LED lighting with motion sensors in the office and warehouse
- ESFR sprinkler system
- Rear configuration
- Fenced truck court
- Tilt up concrete construction
- Power: 277,480V, 1,200A




LOCATION

- Located off exits 137 and 140 on I-85 in Jackson County
- ±2.5 miles from I-85
- ±11 miles from the SK Innovation Battery Plant Development



FOR SALE OR LEASE



SECTION B
±100,000 sq. ft.

SECTION A
±111,046 sq. ft.

546 OLD LIBERTY HILL RD

Stephens County

±100,000 - 211,046 Sq. Ft.
For Sale or Lease in Toccoa, GA

- Paved lay down yard
- Fenced truck court
- 120' truck court depth
- Ample parking (±185 spaces)

Contact Floyd, Drew, or Palmer - ID #3095

SECTION A

±111,046 sq. ft.
13'8" ceiling height
27'6" x 30' column spacing
12 dock high doors
1 drive-in door
800 & 1000 amp/480V

SECTION B

±100,000 sq. ft.
27' ceiling height
25' x 50' column spacing
6 dock high doors
1 drive-in door
800 amp/480V

FOR LEASE



2420 W PARK DR

Hall County

±200,000 sq. ft. industrial facility for lease in Gainesville, GA. Located in Gainesville Industrial Park West, the cross dock warehouse has ±1,200 sq. ft. of office space, 40 dock high doors, 2 drive-in doors, 28' ceiling height, 50' x 50' column spacing, ESFR sprinkler, and 100 paved parking spaces. Convenient to Oakwood, Gainesville, and I-985.

±200,000 Sq. Ft.
Freestanding Building
For Lease in
Gainesville, GA

**Contact Drew, Floyd, or
Palmer - ID #1624**

975 GERRARD RD

Franklin County

±197,450 Sq. Ft.
Freestanding Industrial
Building For Sale
In Lavonia, GA

**Contact Floyd, Drew, or
Palmer - ID #5882**

±197,450 sq. ft. industrial building for sale on ±17.19 acres in Lavonia, GA. The building features a photovoltaic system for additional power with 1,844 solar panels, 10 dock high doors, 2 drive-in doors, 28'-32' ceiling height, 50' x 50' and 50' x 60' column spacing. Great location to serve the I-85 market in Georgia. Only ±2 miles to I-85.

FOR SALE

**GREEN
SOLAR
ENERGY**





±121,418 sq. ft. industrial space for lease in Covington, GA. The building features include 6 dock high doors, 2 drive-in doors, 25' clear height, and 50' x 50' column spacing. Offering competitive lease rates and located only ±0.25 miles to I-20 (Exit 93) and Hwy 142.

14481 LOCHRIDGE BLVD Newton County

±121,418 Sq. Ft.
Industrial Space
For Lease
in Covington, GA

Contact Gene
ID #2270



FOR LEASE

4350 AVERY DR

Hall County

±114,240 Sq. Ft.
Industrial Building
For Lease in
Flowery Branch, GA

Contact Floyd, Drew, or
Palmer - ID #378

±114,240 sq. ft. industrial building for lease in Flowery Branch, GA. Building features ±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), and 600 amp, 480/270 volts, 3-phase power. Less than one mile to I-985 via Exit 14. Great for warehouse or manufacturing.

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

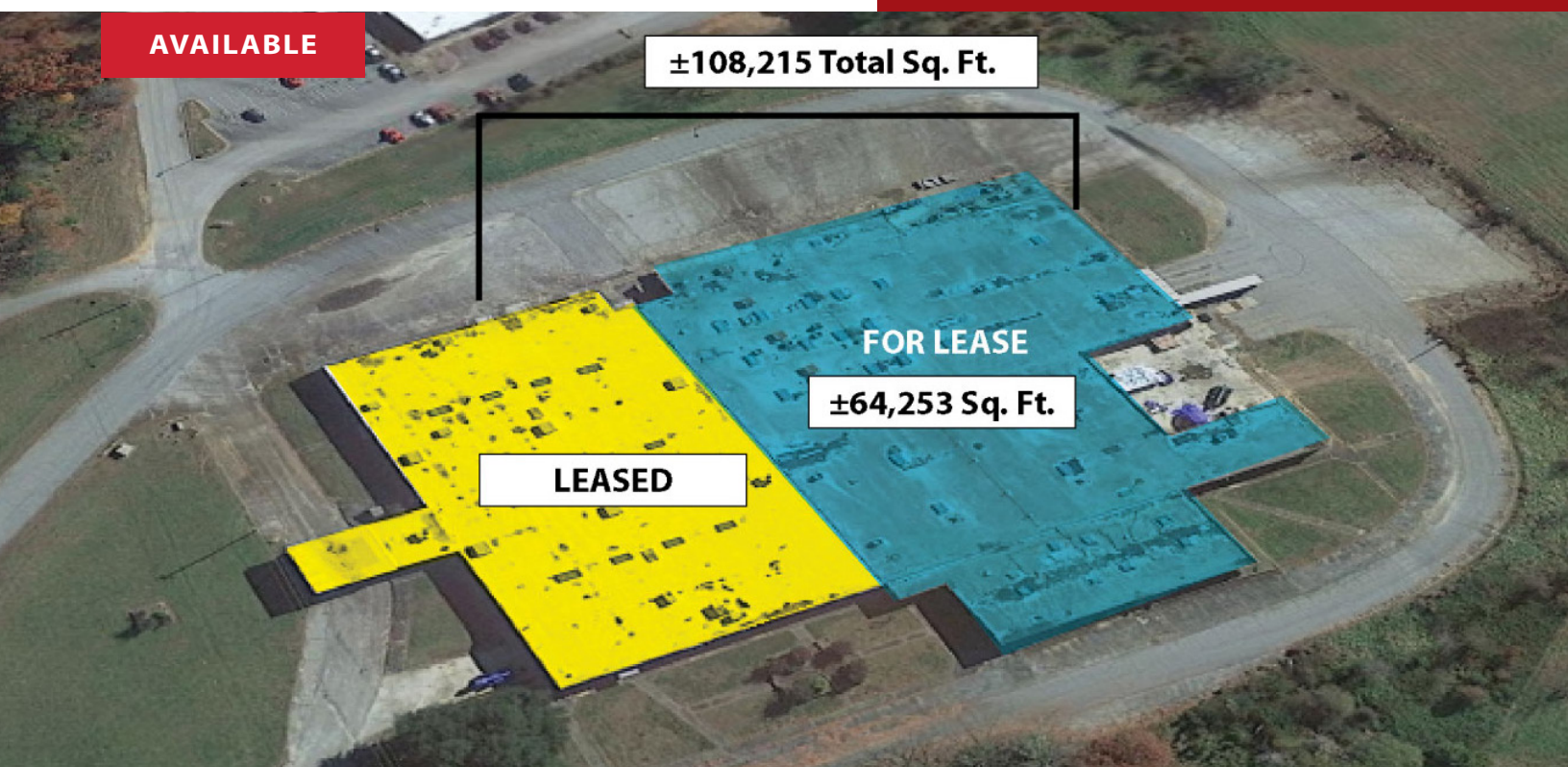
$\pm 4,482 - 64,253$ sq. ft. industrial space available in Hartwell, GA. Features include 7 dock high doors, 1 drive-in door, 13' clear height, 39' x 30' column spacing, wet sprinkler system (100% coverage), 5" reinforced slab, 270' building depth, and 4,000 amp power. Great for light manufacturing or warehousing. Building could also be purchased.

544 WINFIELD CIR

Hart County

$\pm 4,482 - 64,253$ Sq. Ft.
Industrial Space
Available in
Hartwell, GA

**Contact Floyd, Drew, or
Palmer - ID #11441**



590 INDUSTRIAL BLVD

Stephens County

±63,000 Sq. Ft.
Industrial Space
For Lease in
Toccoa, GA

±63,000 sq. ft. industrial space for lease in Toccoa, GA with ±2,000 sq. ft. of office space. The building is rail served with cranes, heavy power, 5 dock high doors, 2 drive-in doors, 20' ceiling height, and wet sprinkler system. Conveniently located between Atlanta and Greenville markets.

**Contact Floyd, Drew, or Palmer
ID #725**

FOR LEASE



RECENT TRANSACTIONS

JUST LEASED



2480 ATLANTA HWY, SUITE A

Hall County

±52,737 Sq. Ft.
Industrial Space
For Lease in
Gainesville, GA

JUST SOLD



389 LUMPKIN COUNTY PKWY

Lumpkin County

Investment Sale
±25,000 Sq. Ft.
Industrial Building
For Sale in
Dahlonega, GA

FOR SALE OR LEASE



2481 HILTON DR SUITE 3A-4A

Hall County

±9,594 Sq. Ft.
Office / Warehouse /
Flex Space For Sale or
Lease in
Gainesville, GA

±9,594 sq. ft. warehouse / flex space for sale or lease in Gainesville, GA. Space is fully climate-controlled with a newly replaced 20-ton warehouse HVAC unit, 13'-16' clear ceiling height, 2 dock high doors, security system, and 3-phase power. Located in a high quality business park with easy access to I-985 at Exit 20.

Contact Drew or Palmer - ID #8785

FOR LEASE



$\pm 2,450-7,350$ sq. ft. flex space / warehouse for lease on ± 2.5 acre lot in Gainesville, GA with three (3) $\pm 2,450$ sq. ft suites. The building features include 5 drive-in doors (12'x14'), paved employee parking, and small fenced outside storage.

1611 FULENWIDER RD SUITES C-E

Hall County

$\pm 2,450-7,350$ Sq. Ft.
Flex Space / Warehouse
For Lease in
Gainesville, GA

Contact Drew or Palmer - ID #1752



FOR LEASE

755 MAIN STREET

Hall County

±4,200 Sq. Ft.
Building For Lease
in Gainesville, GA

±4,200 sq. ft. building on a ±0.31 acre lot for lease in Gainesville, GA. The building has 2 drive-in doors and offers on-site parking (±20 spaces), making it ideal for a potential restaurant, office, or retail use. Great location in Midtown Gainesville with ±800 apartment units located in the immediate area. Available January 1, 2025 in white box condition.

Contact Drew or Palmer - ID #11142

±2,808 sq. ft. office building for lease in Gainesville, GA with 10 private offices and fenced parking (20 parking spaces). Ideal headquarters for developer, architect, engineer, surveyor, or other industrial related companies. Visibility on White Sulphur Road / Ramsey Road. Located just off of Hwy 365 and only ±0.3 miles to I-985.

Contact Drew or Palmer - ID #480

2805 RAMSEY RD

Hall County

±2,808 Sq. Ft.
Office Building
For Lease in
Gainesville, GA





0 HIGHWAY 83

Morgan County

±169 Acres
For Sale in
Madison, GA

±169 acres

±169 acres for sale in Madison, GA. Zoned I-2 Light Industrial with $\pm 2,235$ feet of frontage on Highway 83. Flat to gently rolling topography. All utilities at site. Prime industrial site would be excellent for Rivian or Caterpillar Suppliers. Will consider dividing and build-to-suit.

Contact Gene - ID #7774

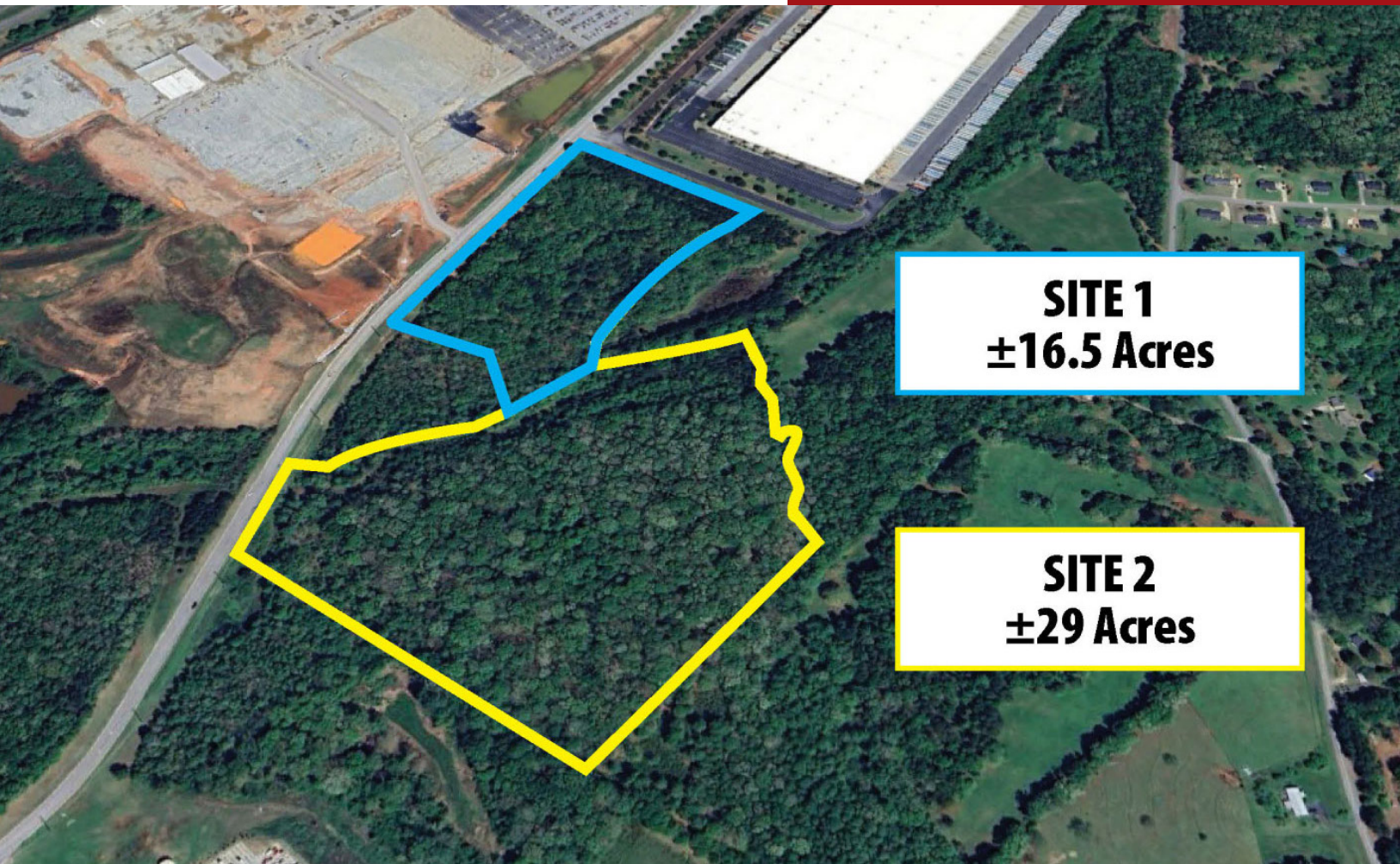
STEVE REYNOLDS INDUSTRIAL PKWY

Jackson County

±16.5 - 45.5 Acres
For Sale in
Commerce, GA

±16.5 - 45.5 acre industrial site for sale in Commerce, GA. Owner open to build-to-suit. Only ±1.6 miles to I-85 via Exit 147 and located adjacent to SK Battery.

**Contact Floyd, Drew, or Palmer
ID #11012**



**SITE 1
±16.5 Acres**

**SITE 2
±29 Acres**



±13 acres

0 CORNOG RD

Franklin County

±13 Acres
For Sale in
Lavonia, GA

Contact Drew - ID #6225

±13 acres for sale in Lavonia, GA. Flat to gently rolling topography. 6" Water and 6" Sewer (City of Lavonia). Close proximity to retail, medical, and industrial businesses along I-85. Variety of potential uses including commercial, residential, or industrial. Only ±0.8 miles to I-85 at Exit 173.

*Owner is licensed in the State of Georgia (License #162356).

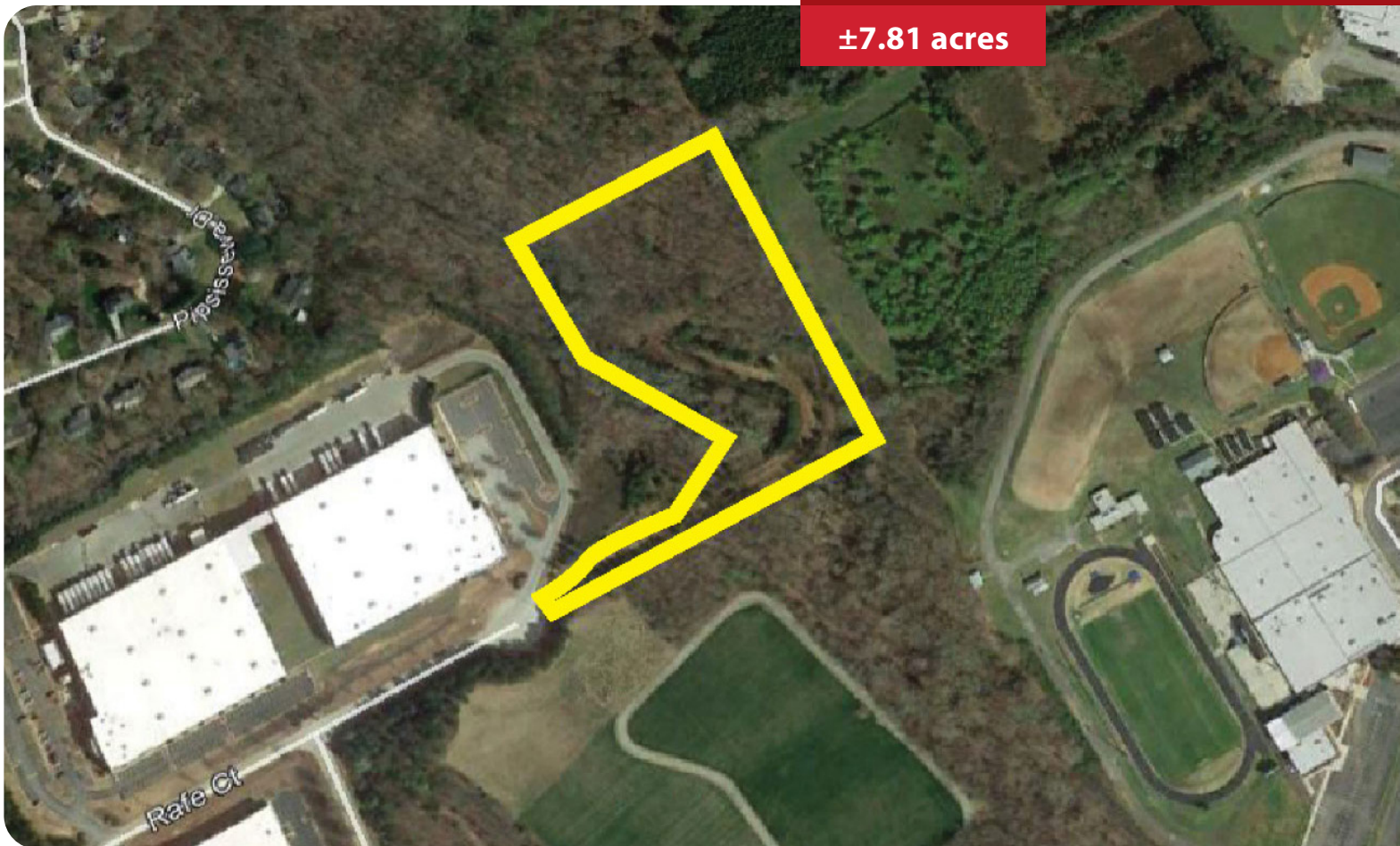
± 7.81 acre site available in Oakwood, GA. Site is located in Oakwood South Industrial Park. Site provides privacy with easy interstate access. Only ± 2 miles to I-985, Exit 14. Great option for end user.

Contact Drew, Floyd, or Palmer
ID #11011

5573 RAFF CT SITE #16

Hall County

± 7.81 Acres
For Sale in
Oakwood, GA



ALOHA WAY SITE #20

Hall County

±6.86 Acres
For Sale in
Oakwood, GA

±6.86 acre site available in Oakwood, GA. Site is located in Oakwood South Industrial Park. Commercial site with high visibility on McEver Rd. Traffic Count of 9,500 VPD. Only ±1.5 miles to I-985, Exit 14. Great option for shallow bay or flex warehouse development in growing South Hall corridor.

**Contact Drew, Floyd, or Palmer
ID #11010**

±6.86 acres



±3.4 acre IOS site for lease in Gainesville, GA. Landlord will provide security fencing, gated entrance, security lighting, and gravel yard. Ideal for equipment storage, outside storage, trailer parking, or laydown yard with potential for ±79 trailer spaces. Build-to-suit opportunity: Up to ±80,000 Sq. Ft. with outside storage. Close proximity to major industrial businesses and convenient to Hwy 369, Hwy 53, and Atlanta Hwy. Only ±2.0 miles to I-985 and ±15.4 miles to I-85.

**Contact Drew, Floyd, or Palmer
ID #10456**

3521 MABRY RD

Hall County

**±3.4 Acre IOS Site
For Lease in
Gainesville, GA**





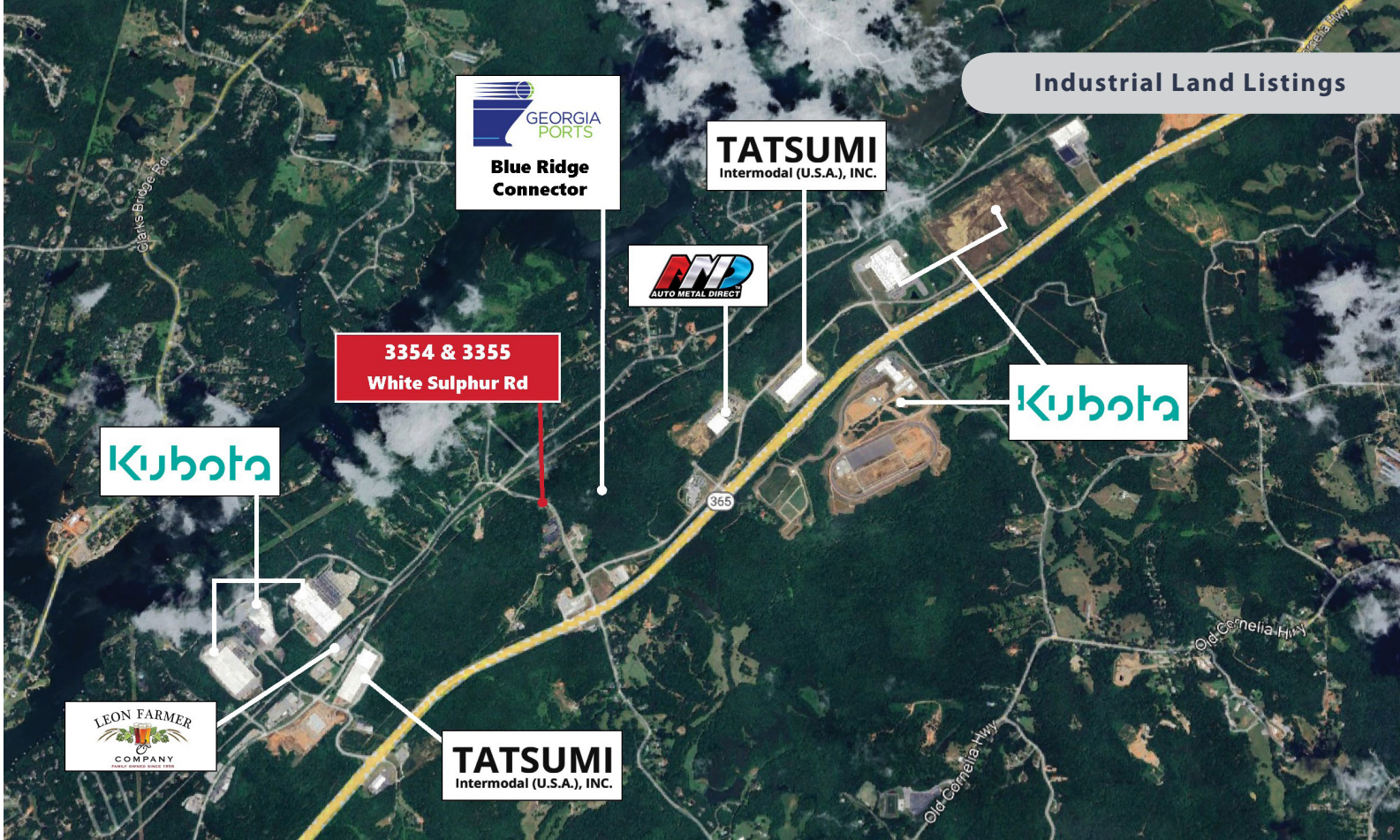
3355 WHITE SULPHUR RD

Hall County

±3.34 Acres
For Sale in
Gainesville, GA

Contact Palmer or Drew
ID #11443

±3.34 *acres* for sale in Gainesville, GA. The site is located at the entrance of the Blue Ridge Connector / Inland Port and is currently zoned AR-III/IV. With potential for commercial redevelopment, the site could be ideal for IOS or industries serving port operations. Great location between Greenville and Atlanta markets with easy interstate and rail access. Only ±0.5 miles to Hwy 365 / I-985 N.



±1.98 acres for sale in Gainesville, GA. The site is located at the entrance of the Blue Ridge Connector / Inland Port and is currently zoned AR-III/IV. With potential for commercial redevelopment, the site could be ideal for IOS or industries serving port operations. Great location between Greenville and Atlanta markets with easy interstate and rail access. Only ±0.5 miles to Hwy 365 / I-985 N.

3354 WHITE SULPHUR RD

Hall County

±1.98 Acres
For Sale in
Gainesville, GA

Contact Palmer or Drew
ID #11476



BUILD-TO-SUIT | FOR LEASE

RIDGEWAY 85 LOGISTICS CENTER

1532 Ridgeway Church Rd
Jackson County

Build-to-Suit
±315,000 Sq. Ft.
Industrial Building
For Lease in
Commerce, GA

±315,000 sq. ft. build-to-suit building for lease in Commerce, GA. Property features include ± 70 dock spaces, 87 trailer spaces, and 224 car spaces. Great for regional supplier, OEM or distributor. Located across from SK Battery America and ± 20.7 miles from the new inland port in Gainesville, GA. Easy access to I-85 via Exit 147 (Hwy 98) or Exit 149 (US 441).

Contact Floyd or Drew - ID #10786

±10,000 sq. ft. build-to-suit single tenant facility for lease in Pendergrass, GA. Located in North Jefferson Business Park. Office is build-to-suit. Property features include 1 dock high door, 1 drive-in door, and 20' clear ceiling height. Excellent frontage on Hwy 129 with a traffic count of 16,500 cars per day. Only ±20 miles to I-985 and ±1.5 miles to I-85 at Exit 137. Great location with access to industrial market.

0 ENTERPRISE DR

Jackson County

Build-to-Suit
±10,000 Sq. Ft.
Single Tenant Facility
For Lease in
Pendergrass, GA

Contact Drew or Palmer - ID #10449



Our Mission

Our mission is to provide the highest level of service for our clients in the purchase, sale, leasing and development of industrial real estate.

We seek to accomplish this while also:

- Proactively supporting our communities
- Maintaining an excellent work environment
- Operating our business in a highly effective and efficient manner

Contact Us

770.536.6555
ipgproperties.com



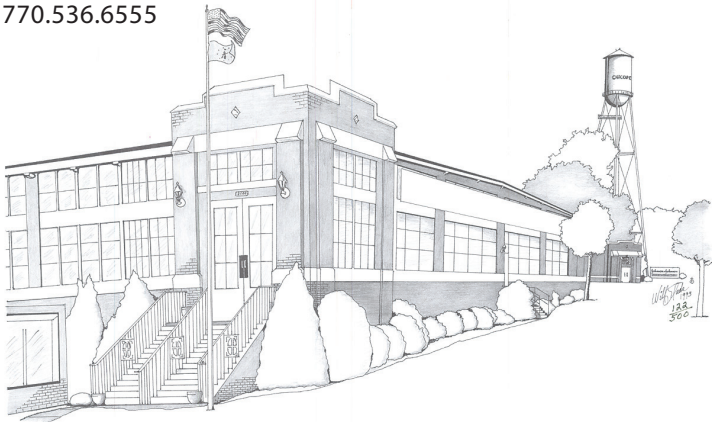
[/company/industrialpropertiesgroup](https://www.linkedin.com/company/industrialpropertiesgroup)

VISIT US ONLINE



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This information has been prepared by Industrial Properties Group, Inc. for the sole express use by clients of Industrial Properties Group. The information herein was obtained from sources deemed reliable but Industrial Properties Group does not guarantee accuracy.

I-85 Corridor



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I-20 Corridor



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MISSION STATEMENT

To provide the highest level of service for clients and customers in the purchase, sale, leasing and development of industrial real estate.

Local Knowledge • Global Networks



www.ipgproperties.com