



1245 Palmour Drive, Suite C
Gainesville, GA 30501



For Lease
±16,700 SF
Hall County

Industrial Space For Lease
Available August 2025



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)

Floyd H. Baldwin, SIOR
fbaldwin@ipgproperties.com
770.287.5288 (cell)
770.536.6555 x 222 (office)

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

Information contained herein is from sources deemed to be reliable. Information may not be verified and terms are subject to errors, omissions and change without notice.

PROPERTY OVERVIEW

1245 Palmour Drive, Suite C, Gainesville, GA 30501



For Lease
±16,700 SF
Hall County

PROPERTY FEATURES:

±16,700 sq. ft. industrial space for lease

±5,610 sq. ft. of office space

2 dock high doors

18'-22' ceiling height

30' x 40' column spacing

3-phase power

Zoned Light Industrial

Excellent for light manufacturing or warehouse/
distribution

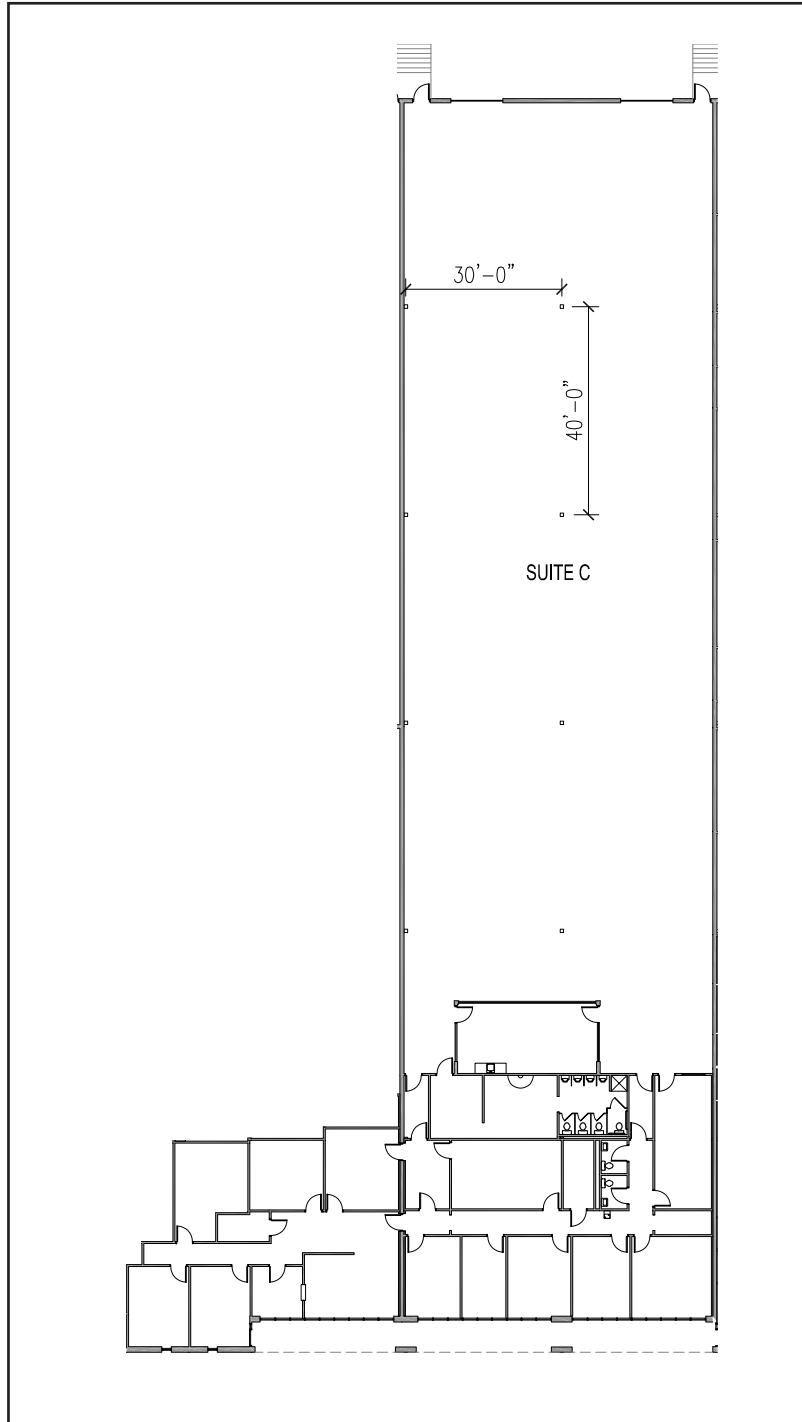
Industrial park setting with easy interstate access

Less than one mile to I-985 via Exit 20

Availability Date – 8/1/2025

BUILDING LAYOUT

1245 Palmour Drive, Suite C, Gainesville, GA 30501



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

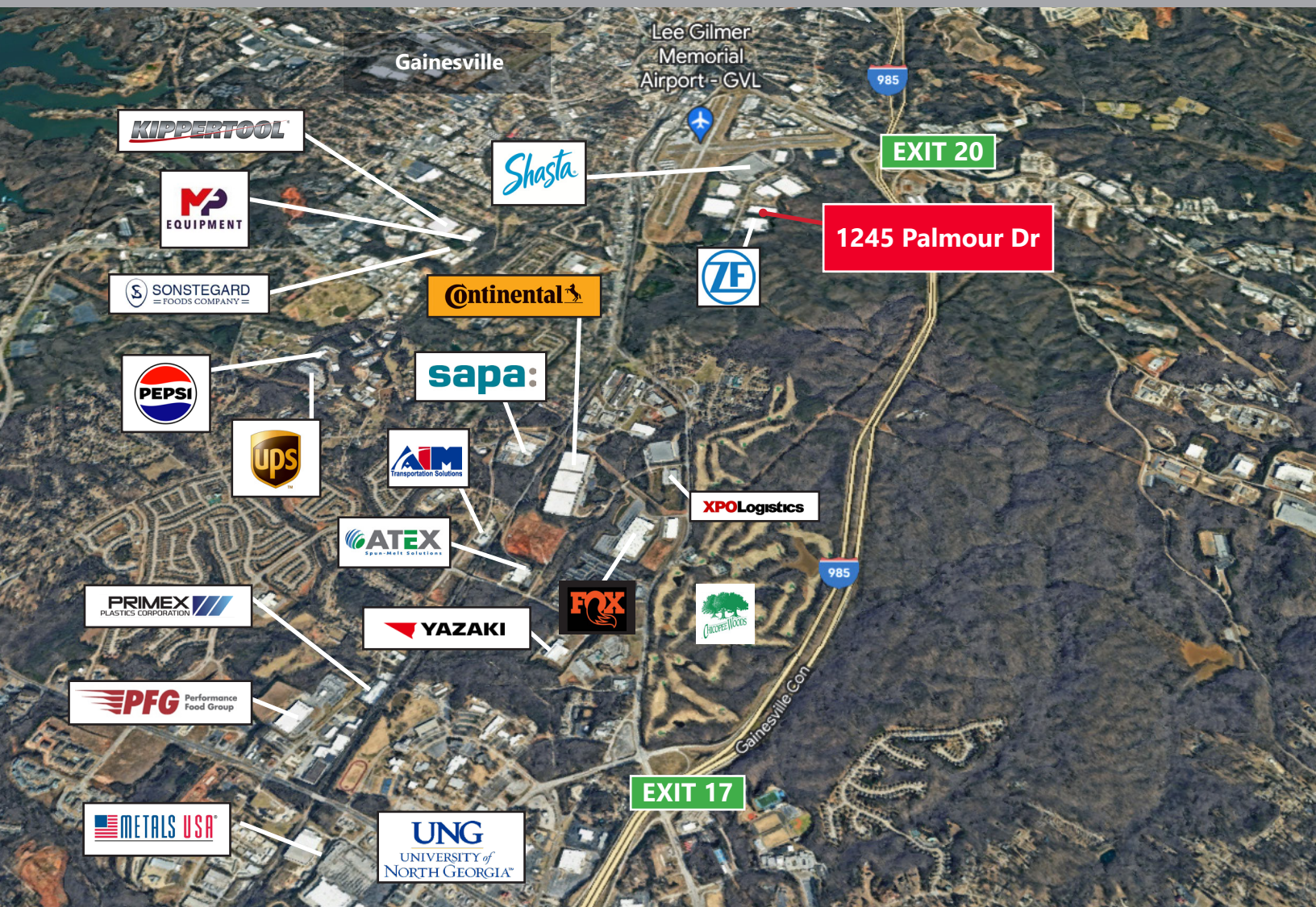
Floyd H. Baldwin, SIOR
fbaldwin@ipgproperties.com
770.287.5288 (cell)
770.536.6555 x 222 (office)

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

mdh

LOCATION

1245 Palmour Drive, Suite C, Gainesville, GA 30501



DISTANCES:

I-985, Exit 20:	±0.9 miles	Downtown Oakwood:	±3.6 miles
I-85:	±18 miles	Blue Ridge Connector:	±10 miles
I-285:	±36 miles	Downtown Atlanta:	±49 miles
Downtown Gainesville:	±3.5 miles	Hartsfield Jackson Int'l Airport:	±60 miles



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

Floyd H. Baldwin, SIOR
fbaldwin@ipgproperties.com
770.287.5288 (cell)
770.536.6555 x 222 (office)

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