



1245 Palmour Drive, Suite C
Gainesville, GA 30501



For Lease
±16,700 SF
Hall County

Industrial Space For Lease
Available August 2025



IPG Properties
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PROPERTY OVERVIEW

1245 Palmour Drive, Suite C, Gainesville, GA 30501



For Lease
±16,700 SF
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PROPERTY FEATURES:

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

±5,610 sq. ft. of office space

1 dock high door

1 drive-in door

18'-22' ceiling height

30' x 40' column spacing

3-phase power

Zoned Light Industrial

Excellent for light manufacturing or warehouse/
distribution

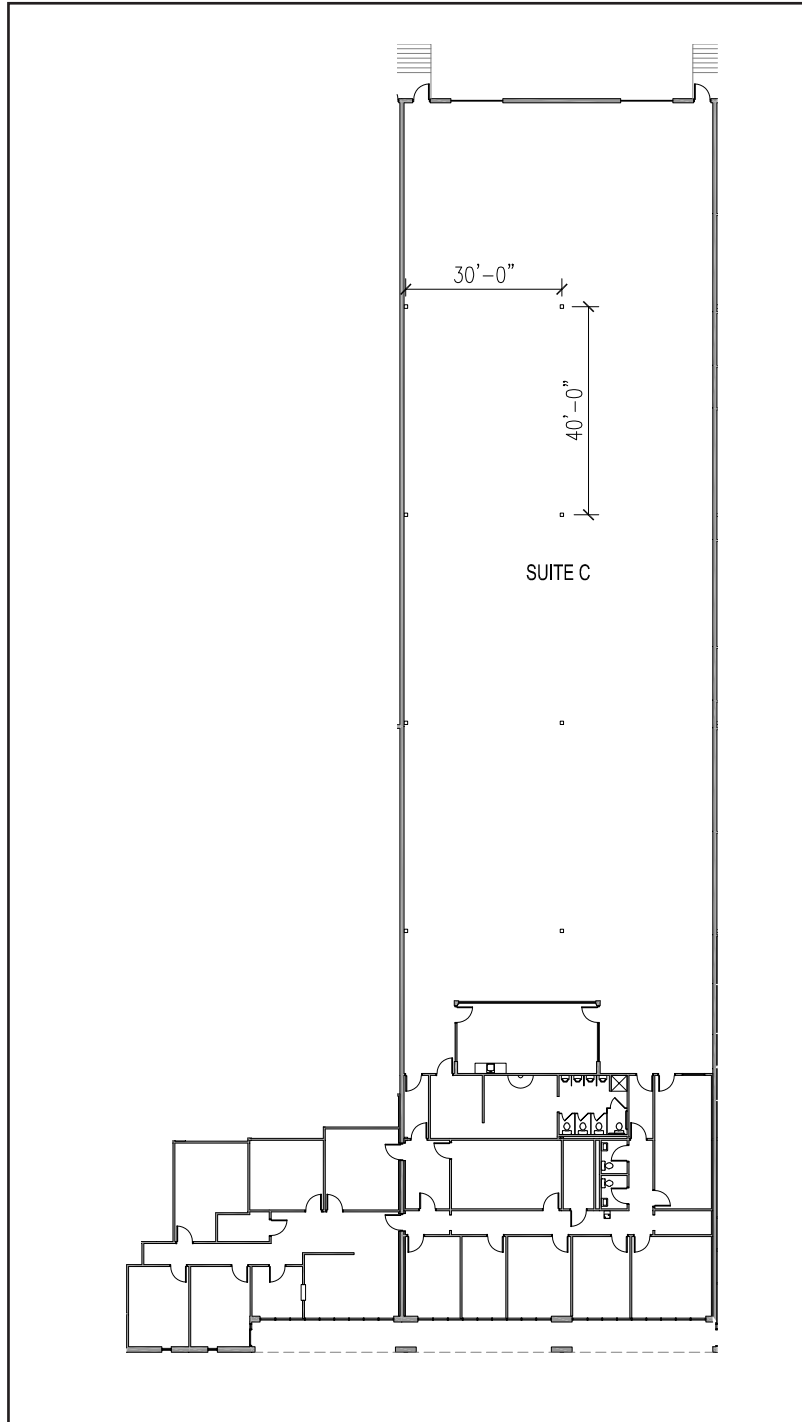
Industrial park setting with easy interstate access

Less than one mile to I-985 via Exit 20

Availability Date – 8/1/2025

BUILDING LAYOUT

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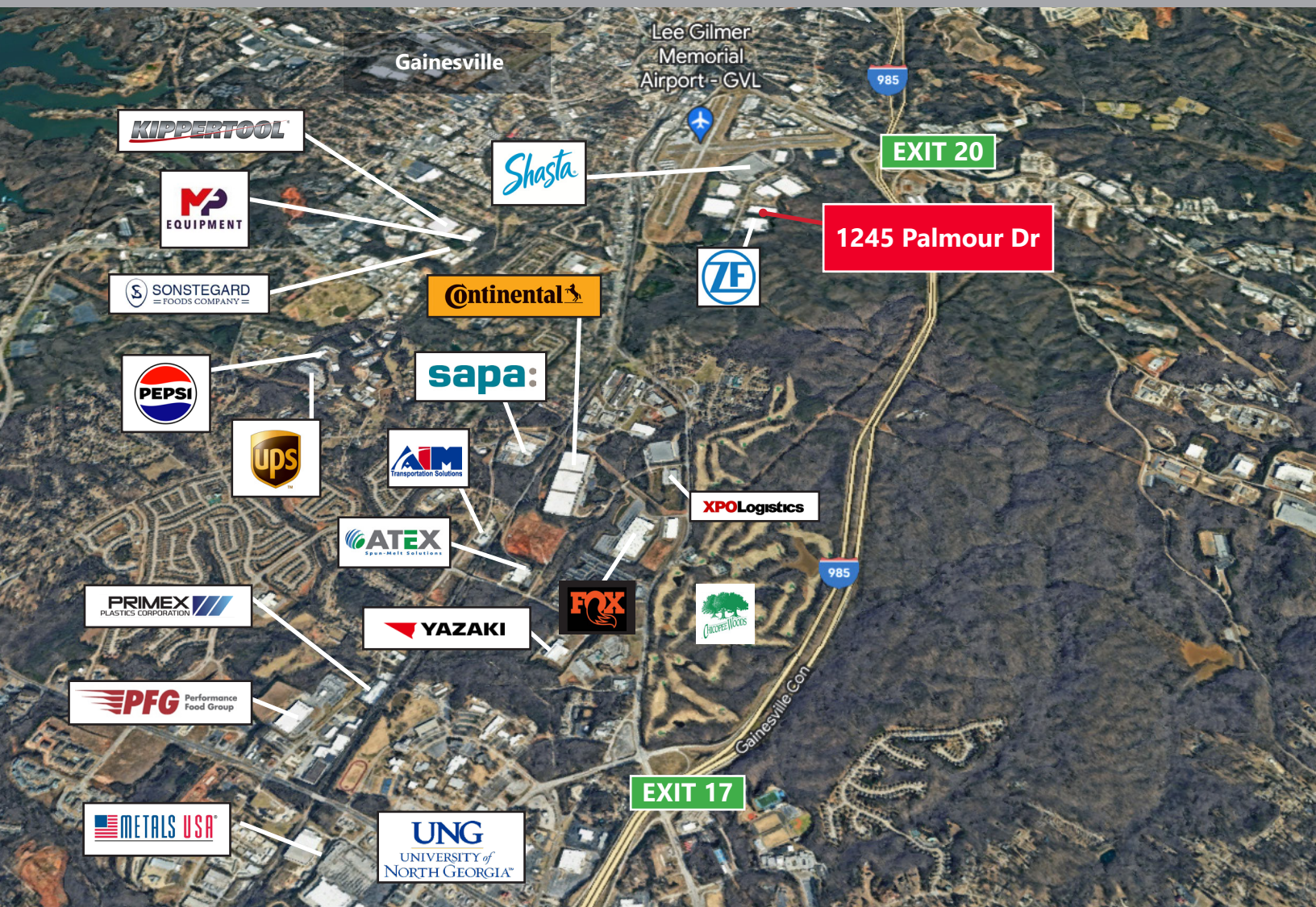
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LOCATION

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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



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