



**FOR LEASE**

## 14481 Lochridge Blvd | Newton County

**±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.

**Contact Gene - #2270** *(continued on Page 16)*

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# I-85 Market Recap

(For period changes  
Q1 2024 - Q1 2025 est.)

Data reflects information related  
to Industrial & Flex Space



## Inventory SF

**320M** (+2.5%)

Prior Period 312M

## Under Construction SF

**4.3M** (-51.7%)

Prior Period 8.9M

## 12 Mo Net Absorption SF

**(358K)** (-127.0%)

Prior Period 1.3M

## Vacancy Rate

**8.7%** (+2.5%)

Prior Period 6.2%

## Market Rent Per SF

**\$9.68** (+2.2%)

Prior Period \$9.47

## Market Sale Price Per SF

**\$115** (+7.0%)

Prior Period \$107

## Market Cap Rate

**7.3%** (+0%)

Prior Period 7.3%

## Inventory SF

**132M** (+1.9%)

Prior Period 129M

## Under Construction SF

**2.3M** (+9.6%)

Prior Period 2.1M

## 12 Mo Net Absorption SF

**447K** (-63.5%)

Prior Period 1.2M

## Vacancy Rate

**7.0%** (+1.4%)

Prior Period 5.6%

## Market Rent Per SF

**\$9.50** (+2.2%)

Prior Period \$9.30

## Market Sale Price Per SF

**\$98** (+7.7%)

Prior Period \$91

## Market Cap Rate

**7.0%** (-0.1%)

Prior Period 7.1%

# I-20 Market Recap

(For period changes  
Q1 2024 - Q1 2025 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, IPG Properties 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.

# IPG PROPERTIES: A FRESH LOOK FOR THE FUTURE



*Pictured L to R: Gene Baldwin (Director I-20), Palmer Loggins (Director I-85), Floyd H. Baldwin, SIOR (Partner), Drew C. Addison, SIOR, President/Managing Broker*

As we enter a new year filled with opportunity, the IPG team has taken time to reflect on our goals and we are eager to share our plans for the future. On the brink of our 35th year as Northeast Georgia's leader in industrial brokerage, we have decided it is time to freshen things up a little. We are excited to introduce our refreshed branding,

which includes an updated logo and an abbreviated corporate name: IPG Properties.

After thirty-four years of leading the company, our founder, Floyd H. Baldwin, SIOR, will be shifting his role at IPG to focus on strengthening corporate relationships with our long-term clients

and developing new relationships in the markets we serve.

Drew C. Addison, SIOR joined the IPG team over 19 years ago and rose to the position of Senior Partner and Director of the I-85 territory. Today, we are excited to announce that Drew will be moving into the role of President of IPG Properties and will be spearheading the vision and future of our team.

Additionally, Gene Baldwin and Palmer Loggins are valuable members of the IPG team and will hold Director positions for their respective territories.

We are thrilled about these changes, and we want to assure you – as our valued customers, fellow brokers, and industry friends – that you will continue to receive the same quality of service. We appreciate your friendship and the trust that you place in our firm. Together, we look forward to a bright future.

Should you have any questions at all, we are always just a phone call away. We wish you much success in 2025.

## CONTACT US

**770.536.6555**

**[ipgproperties.com](http://ipgproperties.com)**

# RECENT TRANSACTIONS

## SOLD

**975 Gerrard Rd**  
**±197,450 Sq. Ft.**

Lavonia | Franklin County

**389 Lumpkin County Pkwy**  
**±25,000 Sq. Ft.**

Dahlonega | Lumpkin County

**92 King Rd**  
**±4,500 Total Sq. Ft.**

Commerce | Jackson County

*\*IPG represented the purchaser*

## LEASED

**229 EE Butler Pkwy, Suite 100**  
**±1,472 Sq. Ft.**

Gainesville | Hall County

*\*IPG represented the tenant*

**808 Bradford St**  
**±14,940 Sq. Ft.**

Gainesville | Hall County

*\*IPG represented the tenant*

**1611 Fulenwider Rd, Suite C**  
**±2,450 Sq. Ft.**

Gainesville | Hall County



## Powering Progress: Jackson EMC's Community and Energy Innovations



IPG had the pleasure of sitting down with David Lee, District Manager with Jackson EMC, to learn more about the co-op, the role they play, and notable trends in the market. David Lee is a seasoned leader with 25 years at Jackson EMC. During his visit, David emphasized the cooperative's commitment to educating the community about its mission. "We sometimes think everybody knows who we are and what a co-op is, but it's just not true," said Lee.

Jackson EMC is a member-owned, not-for-profit electric cooperative founded

through communities creating a better future through collective action. The cooperative remains focused on community development today. He highlighted Jackson EMC's active efforts to engage with civic clubs, chambers, and other organizations to raise awareness about their role in the community.

### **A Legacy of Service**

Jackson EMC is one of the largest electric cooperatives in the U.S., serving approximately 260,000 meters across North Georgia (Gwinnett, Hall, Jackson,



Barrow, Madison, Clarke, Banks, Lumpkin, Franklin and Oglethorpe counties). The cooperative was established in the 1930s as part of FDR's New Deal to bring electricity to rural areas.

Since its inception, the cooperative has stayed true to its mission of providing reliable, affordable electricity and exceptional service to members. "It's all about making life better for families and businesses in our communities," said Lee. The cooperative's ability to balance innovation with its foundational values has made it a trusted partner in the regions it serves.

## Energy and Infrastructure

Jackson EMC is its own corporation and collaborates with other cooperatives. These collaborations involve everything from collective generation and transmission to economic development. Together, Jackson EMC and other Georgia cooperatives jointly own, operate and benefit from Georgia Electric Membership Corporation, Georgia Transmission Corporation, Oglethorpe Power Corporation, Georgia

System Operations Corporation, and Green Power EMC. Collectively,

Georgia's member-owned EMCs provide electricity and related services to 4.4 million people, nearly half of Georgia's population, across 73% of the state's land area. David highlighted how significant projects through these relationships provide reliable, sustainable power for members. The recent expansion of Plant Vogtle, which added two new nuclear reactors, historically made Plant Vogtle the largest generator of clean energy in the U.S. "It took 16 years, but it's a testament to the co-op and the state's commitment to long-term energy solutions," Lee explained. Nuclear energy now accounts for a significant portion of their energy mix, alongside natural gas, solar, hydro, and coal.

## Meeting Growing Energy Demands

Jackson EMC is the largest electric cooperative in the state, and one of the largest in the country. Jackson EMC is also the fastest growing electric cooperative in the state, having grown

on average approximately 8,000 meters annually in the previous 2 years, and is projected to grow another 8,000+ meters over the next 12 months.

“The growth of our co-op is a testament to not only the business-friendly climate in our state, but also that our communities are desirable places for people to live, work, and worship,” said Lee. As energy intensive industries, such as data centers, look to move into our area, Jackson EMC has prioritized

planning and infrastructure to meet this growing demand. Lee explained that energy intensive data centers that are beyond the typical native growth require additional planning and risk management. “Jackson EMC is equipped to serve projects of all sizes, and we’re not just building for today; we’re preparing for tomorrow,” emphasized Lee.

Jackson EMC offers educational resources, rates and rebates for members interested in learning more about electric

## SERVICE AREA



vehicles or adding these vehicles to their homes or businesses. “Our goal is to be proactive in preparing for the future while ensuring safety and accessibility,” Lee said. So far, Jackson EMC has assisted in the training of over 600 first responders in handling electric vehicle (EV) incidents and installed charging stations at each of their district offices.

## Community and Global Impact

The cooperative’s dedication to community extends beyond providing electricity. Through its member-driven foundation, the Jackson EMC Foundation, the co-op has raised over \$21 million for nonprofits and individuals in need. “It’s about more than electricity—it’s about empowering our communities,” Lee explained. Employees also contribute thousands of volunteer hours within their communities each year, and the cooperative hosts educational and training events at its facilities.

Jackson EMC supports local community improvement through targeted grant programs, such as the Bright Ideas grant

# JACKSON EMC FOUNDATION



*Jackson EMC Foundation presents check to the Salvation Army of Gainesville to provide emergency shelter and rental assistance for residents in Banks, Barrow, Hall and Jackson County. Pictured (L-R): David Lee, Jackson EMC Gainesville district manager; Rebekah Abram and Aaron Abram, captains of the Salvation Army of Gainesville; and Kenny Lumpkin, Jackson EMC Foundation representative.*

**“Can you imagine seeing light for the first time? That’s the kind of work that reminds us why we do what we do.”**

***David Lee, District Manager,  
Jackson EMC***

program, which funds innovative projects in schools and empowers educators with a variety of resources. Globally, Jackson EMC linemen have brought electricity to remote villages in places like Guatemala. “Can you imagine seeing light for the first time?” Lee shared. “That’s the kind of work that reminds us why we do what we do.”

The co-op also collaborates with local economic development agencies and chambers of commerce, offering financial and logistical support for initiatives aimed at drawing new industries and retaining existing businesses. The EMC’s economic development team works directly with industrial developers, site selectors, and prospective businesses to identify optimal locations and ensure properties are equipped with the necessary power infrastructure. Through partnerships with local governments, Jackson EMC helps create job opportunities and stimulate growth, fostering a thriving business ecosystem in Northeast Georgia.

By combining these efforts, Jackson EMC goes beyond being an energy provider—it becomes a critical partner in building a sustainable and prosperous economic future for the region.

Jackson EMC's contributions to Georgia and the industrial real estate market extend far beyond the delivery of electricity. Through reliable energy services, competitive rates, proactive economic development, and commitment to communities, the co-op plays a pivotal role in supporting industrial growth. Its efforts not only benefit industrial developers and tenants but also drive economic prosperity throughout Northeast Georgia.

For industrial real estate professionals looking to invest in Georgia, Jackson EMC's service area offers a winning combination of energy reliability, affordability, and strategic support—making it a powerful force in shaping the region's industrial future.



## David Lee

*District Manager, Jackson EMC*

Phone: 770-538-2500


Email: [dlee@jacksonemc.com](mailto:dlee@jacksonemc.com)

For more information,  
contact David Lee or  
visit [jacksonemc.com](http://jacksonemc.com)



Your Power. Your Community.

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 Drew, Floyd, 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



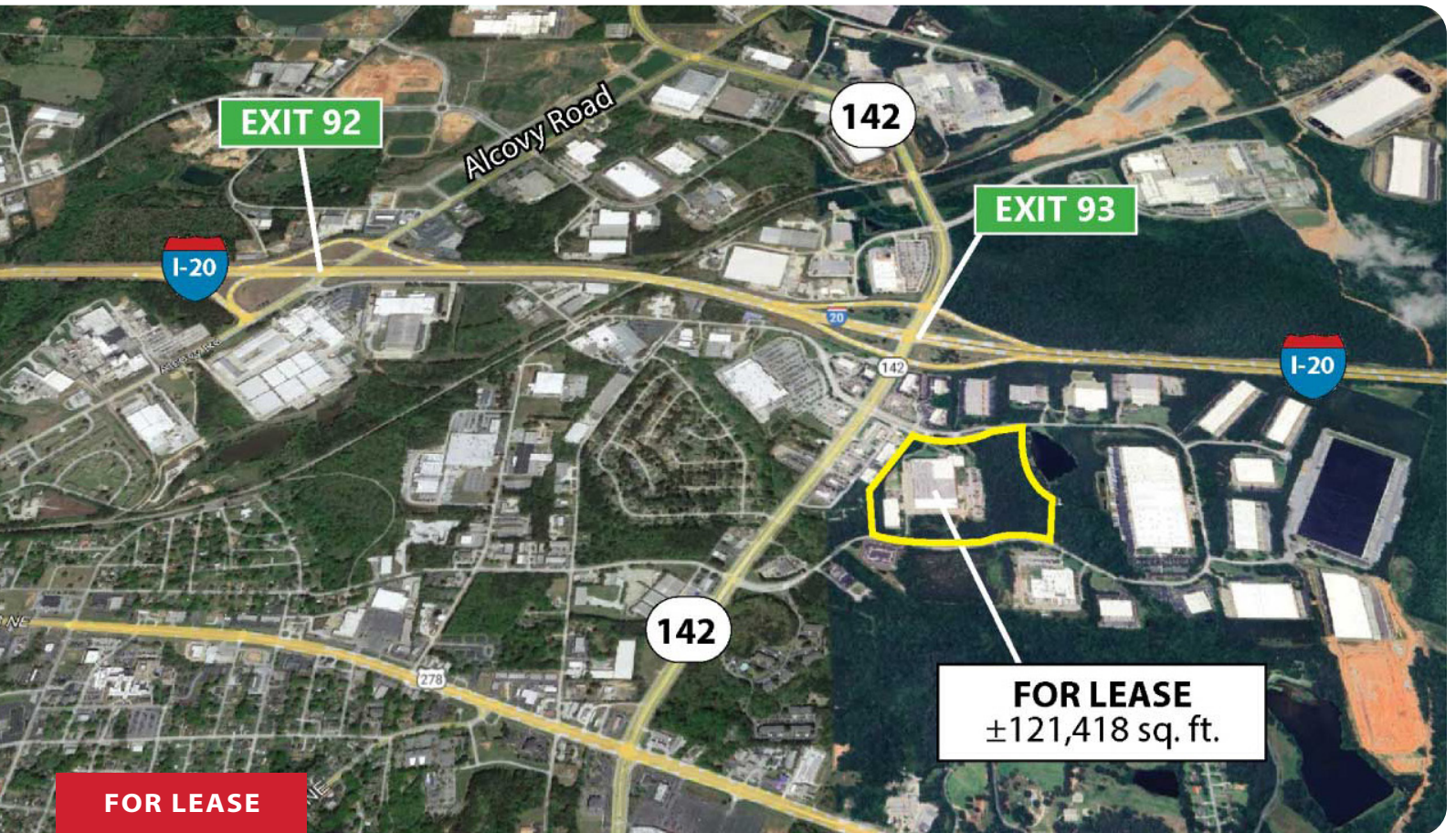
**±200,000 sq. ft.** industrial facility for lease in Gainesville, GA. Located in Gainesville Industrial Park West, the cross dock warehouse has ±1,200 sq. ft. of office space, 40 dock high doors, 2 drive-in doors, 28' ceiling height, 50' x 50' column spacing, ESFR sprinkler, and 100 paved parking spaces.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

## 2420 W PARK DR

Hall County

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

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



## 14481 LOCHRIDGE BLVD Newton County

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

**Contact Gene**  
**ID #2270**

**±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.



- 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

# 1385 VALENTINE INDUSTRIAL PKWY

Jackson County

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

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

FOR LEASE





FOR LEASE

## 4350 AVERY DR

Hall County

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

**Contact Drew, Floyd, 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.

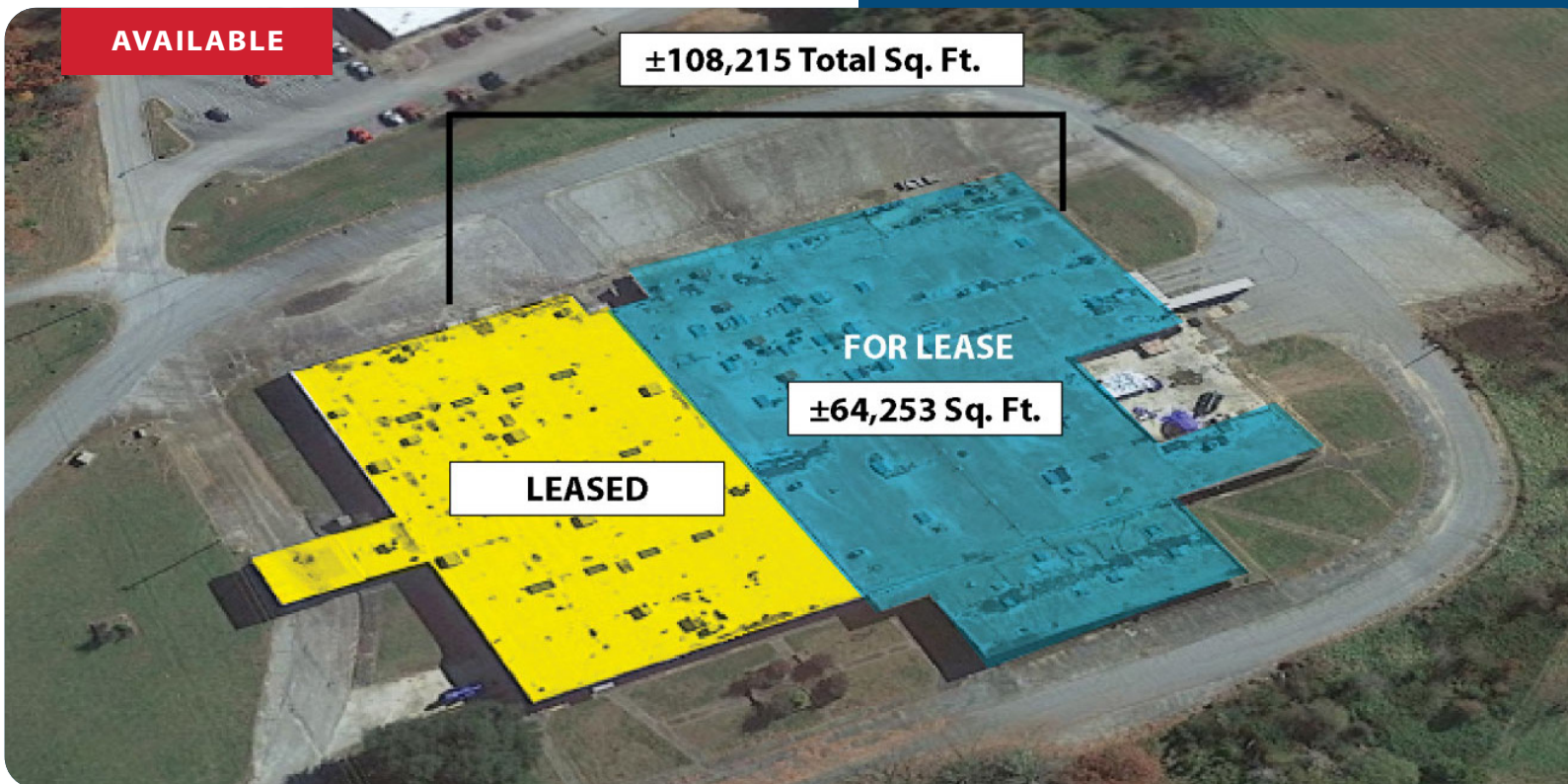
# 544 WINFIELD CIR

Hart County

**±4,482 - 64,253 Sq. Ft.**  
Industrial Space  
Available in  
Hartwell, GA

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

±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.



# 590 INDUSTRIAL BLVD

Stephens County

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

**Contact Drew, Floyd, or  
Palmer - ID #378**

**±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.

**FOR LEASE**





**FOR LEASE**

**±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.

## 5974 US HWY 129 UNITS H-K

Jackson County

**±33,600 Sq. Ft.**  
Industrial Space  
For Lease in  
Pendergrass, GA

**Contact Drew, Floyd, or  
Palmer - ID #1620**

# 2175 CENTENNIAL DR

Hall County

**±20,000 Sq. Ft.**  
Industrial Building  
For Lease in  
Gainesville, GA

±20,000 sq. ft. single tenant warehouse building for lease in Gainesville, GA with ±2,000 sq. ft. of office space. Office area has 4 private offices, conference room, reception area, and break room. Building features include 2 dock high doors (10' x 10'), 1 drive-in door (10' x 10'), and 3-phase, 400 amps, 120/208V electric service.

**Contact Drew, Floyd, or Palmer- #448**

NEW  
LISTING

FOR LEASE



±16,700 sq. ft. industrial space for lease in Gainesville, GA with ±5,610 sq. ft. of office space. Excellent for light manufacturing or warehouse/distribution. Features include 3-phase power, 18'-22' ceiling height, 30' x 40' column spacing, 1 dock high door, and 1 drive-in door. Less than one mile to I-985.  
Available August 2025.

**Contact Drew, Floyd, or Palmer - ID #1613**

# 1245 PALMOUR DR SUITE C

Hall County

**±16,700 Sq. Ft.**  
Industrial Space  
For Lease  
Gainesville, GA

**FOR LEASE**

**NEW  
LISTING**



NEW  
LISTING

FOR LEASE

## 75 STOREY ST

Jackson County

**±14,400 Sq. Ft.**  
Industrial Building  
For Lease in  
Jefferson, GA

±14,400 sq. ft. single tenant building for lease on ±1.1 acre lot in Jefferson, GA. Office is build-to-suit. Building has 2 dock high doors, new LED interior lights, spray foam insulated walls, resealed parking lot, and fork lift ramp. Potential for industrial, commercial, or retail use. Only 6.5 miles to I-85 via Exit 137.

**Contact Palmer, Drew, or Floyd - #26**



±10,000 sq. ft. clear span metal building for lease in Gainesville, GA. Zoned Heavy Industrial and located in Oakbrook Industrial Park. ±1,344 sq. ft. office area has 3 private offices, conference room, and reception area. Features include 16' ceiling height, 2 dock high doors, 2 drive-in doors, and fenced outside storage.

Easy access to I-985 at Exit 20.

Contact Drew, Floyd, or Palmer - #500

# 1646 OAKBROOK DR

Hall County

±10,000 Sq. Ft.  
Industrial Building  
For Lease in  
Gainesville, GA



FOR LEASE



FOR SALE OR LEASE



## 2481 HILTON DR SUITES 2-3

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, Floyd, or Palmer- ID #8785**



±2,450-4,900 sq. ft. flex space / warehouse for lease on ±2.5 acre lot in Gainesville, GA. Two (2) ±2,450 sq. ft suites with small fenced outside storage, 3 drive-in doors (12'x14'), paved employee parking, and small fenced outside storage. Easy access to I-985 at Exit 20.

Contact Drew, Floyd, or Palmer - ID #1752

## 1611 FULENWIDER RD SUITES D-E

Hall County

**±2,450-4,900 Sq. Ft.**  
Flex Space / Warehouse  
in Gainesville, GA

# 2481 HILTON DR SUITE 4

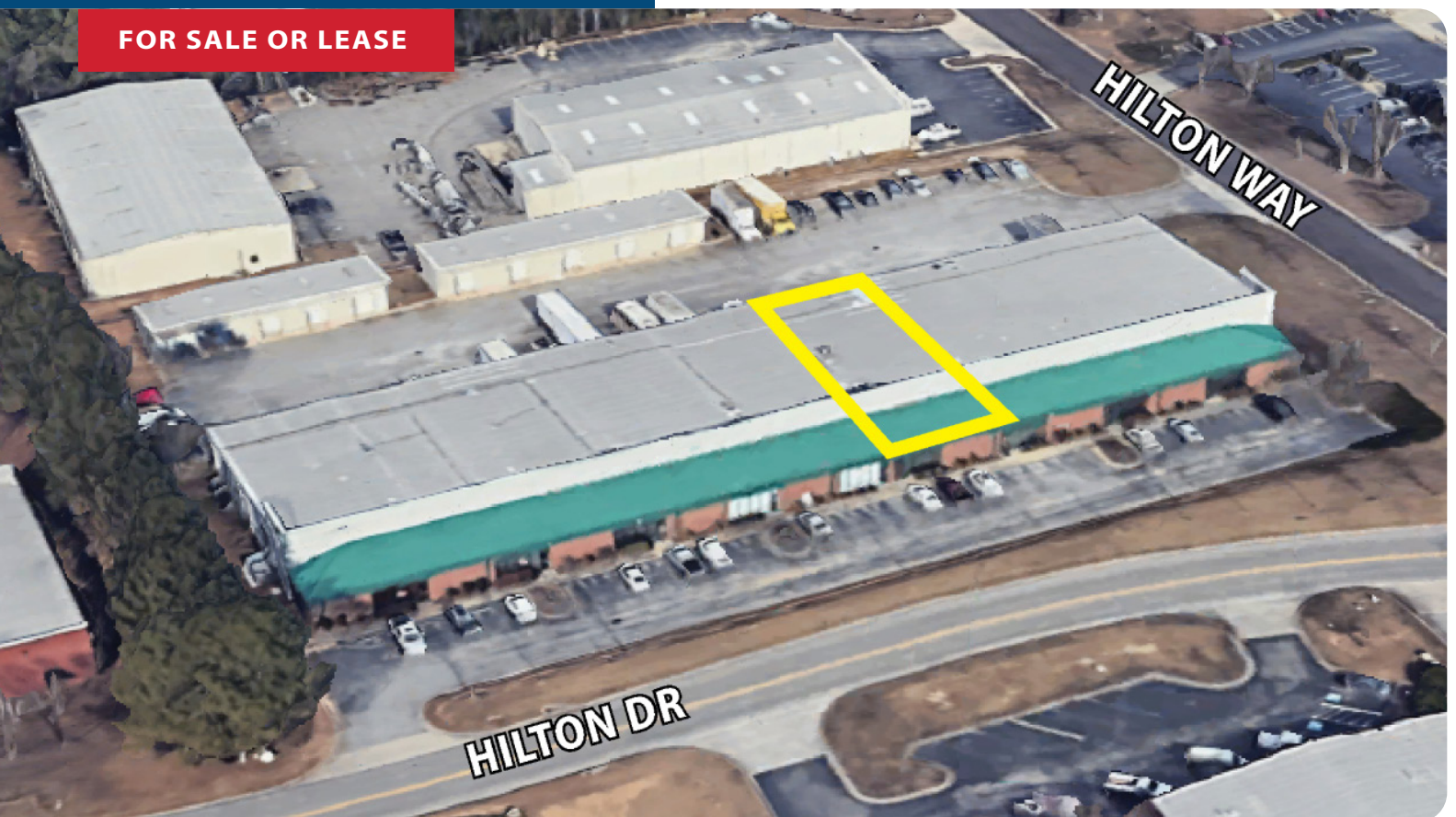
Hall County

**±4,797 Sq. Ft.**  
Office / Warehouse /  
Flex Space  
For Sale or Lease in  
Gainesville, GA

±4,797 sq. ft. office / warehouse / flex space for sale or lease in Gainesville, GA with ±1,676 sq. ft. of office and ±3,121 sq. ft. of warehouse. Property features include 13'-16' clear ceiling height, 2 dock high doors, security system, and ample 3-phase power capability throughout the building. Easy access to I-985 at Exit 20.

**Contact Drew, Floyd, or Palmer- ID #8785**

FOR SALE OR LEASE





FOR LEASE

**±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 in white box condition.

Contact Drew, Floyd, or Palmer - ID #11142

## 755 MAIN STREET

Hall County

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

# SUGGESTED READ



By: Amy Wolff Sarter

## Industrial: Sector Poised for Growth

<https://www.connectcre.com/stories/industrial-deliveries-peak-sector-poised-for-growth/>

READ THE ARTICLE

**±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, Floyd, or Palmer- ID #480**

## 2805 RAMSEY RD

Hall County

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

**FOR LEASE**





±169 acres

## 0 HIGHWAY 83

Morgan County

**±169 Acres**  
For Sale in  
Madison, GA

±169 acres for sale in Madison, GA. Zoned I-2 Light Industrial with ±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**



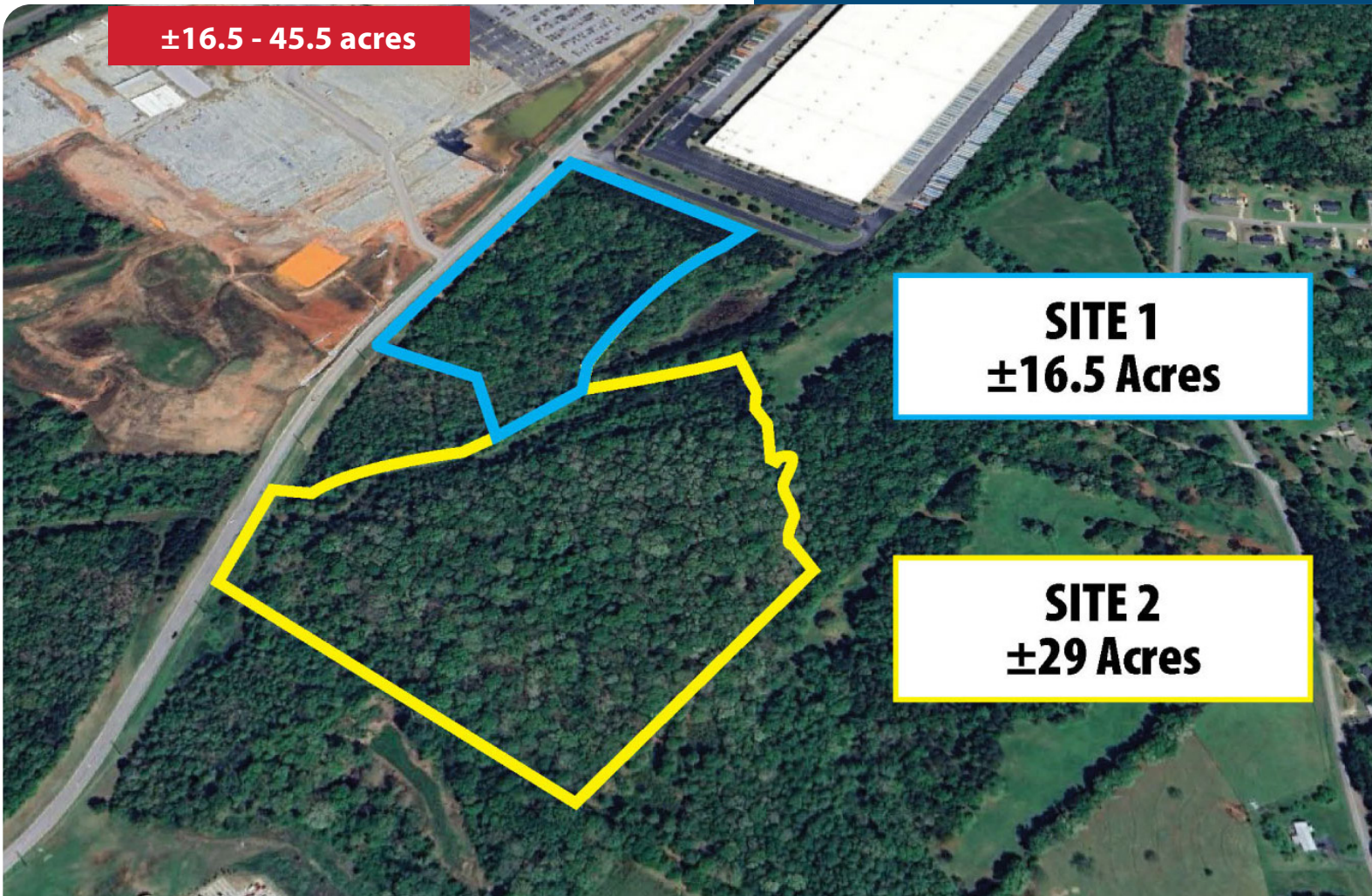
$\pm 16.5 - 45.5$  acre industrial site for sale in Commerce, GA. Owner open to build-to-suit. Only  $\pm 1.6$  miles to I-85 via Exit 147 and located adjacent to SK Battery.

Contact Drew, Floyd, or Palmer  
ID #11012

## STEVE REYNOLDS INDUSTRIAL PKWY

Jackson County

$\pm 16.5 - 45.5$  Acres  
For Sale in  
Commerce, GA





**±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).

NEW  
LISTING

±10 acre IOS site for lease in Carnesville, GA. The site is cleared with security fencing. Great for trailer storage or large equipment. Convenient to both Atlanta and Greenville markets. Only ±1.2 miles to I-85 at Exit 164.

Contact Drew, Floyd, or Palmer  
ID #11504

## 19 GOOLSBY RD

Franklin County

±10 Acre IOS Site  
For Lease in  
Carnesville, GA



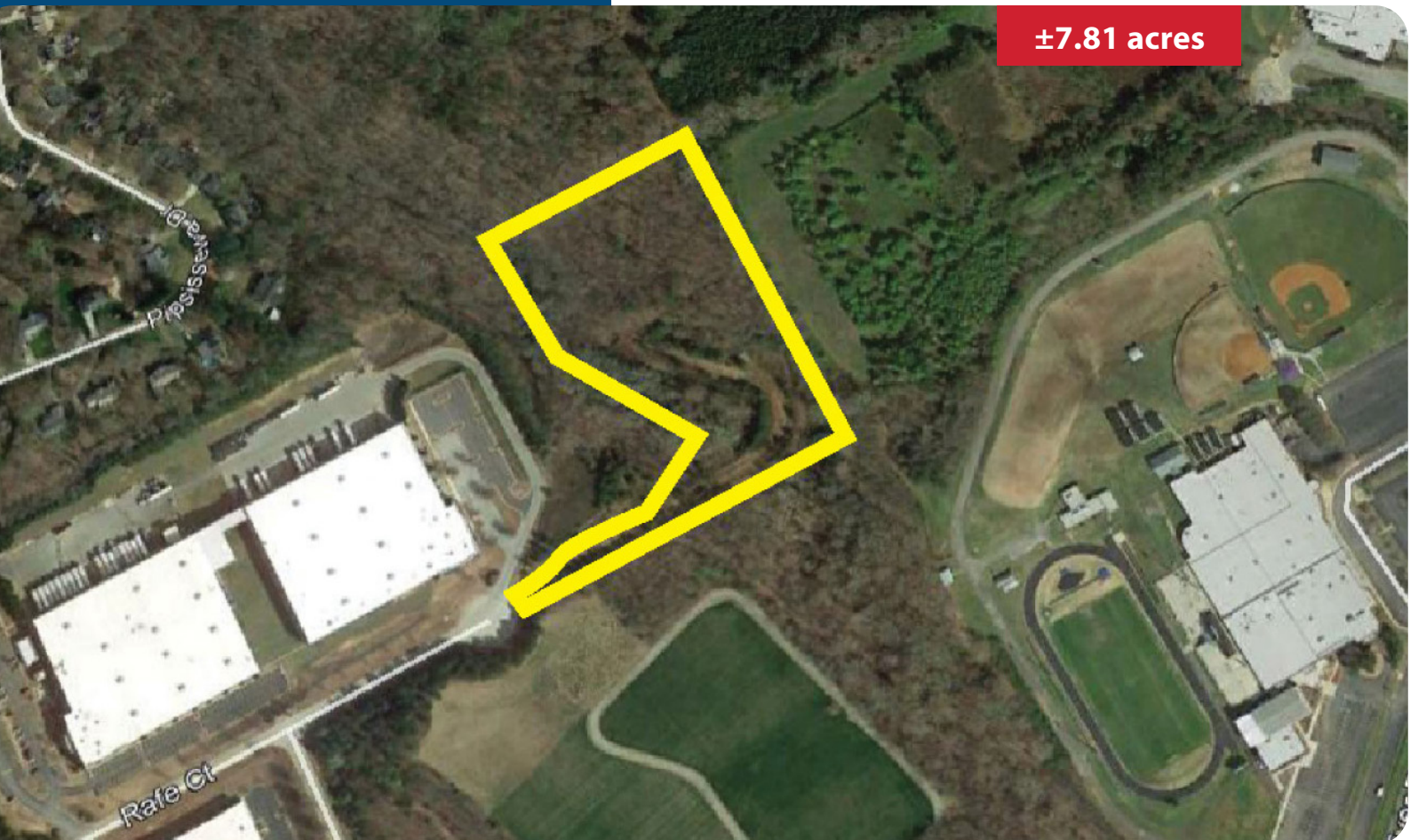
# 5573 RAFF CT SITE #16

Hall County

**±7.81 Acres**  
For Sale in  
Oakwood, GA

±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**



# SUGGESTED READ



February 2025 | WE SPEAK BUSINESS  
GEORGIA DEPARTMENT OF ECONOMIC DEVELOPMENT

## GEORGIA BREAKS TRADE RECORDS IN 2024

**\$53.1B**

IN EXPORTS

**37%**

INCREASE IN EXPORTS  
OVER 10 YEARS

**\$198.7B**

IN TOTAL TRADE

<https://georgia.org/press-release/georgia-breaks-export-records-rises-total-trade>

READ THE ARTICLE

# 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

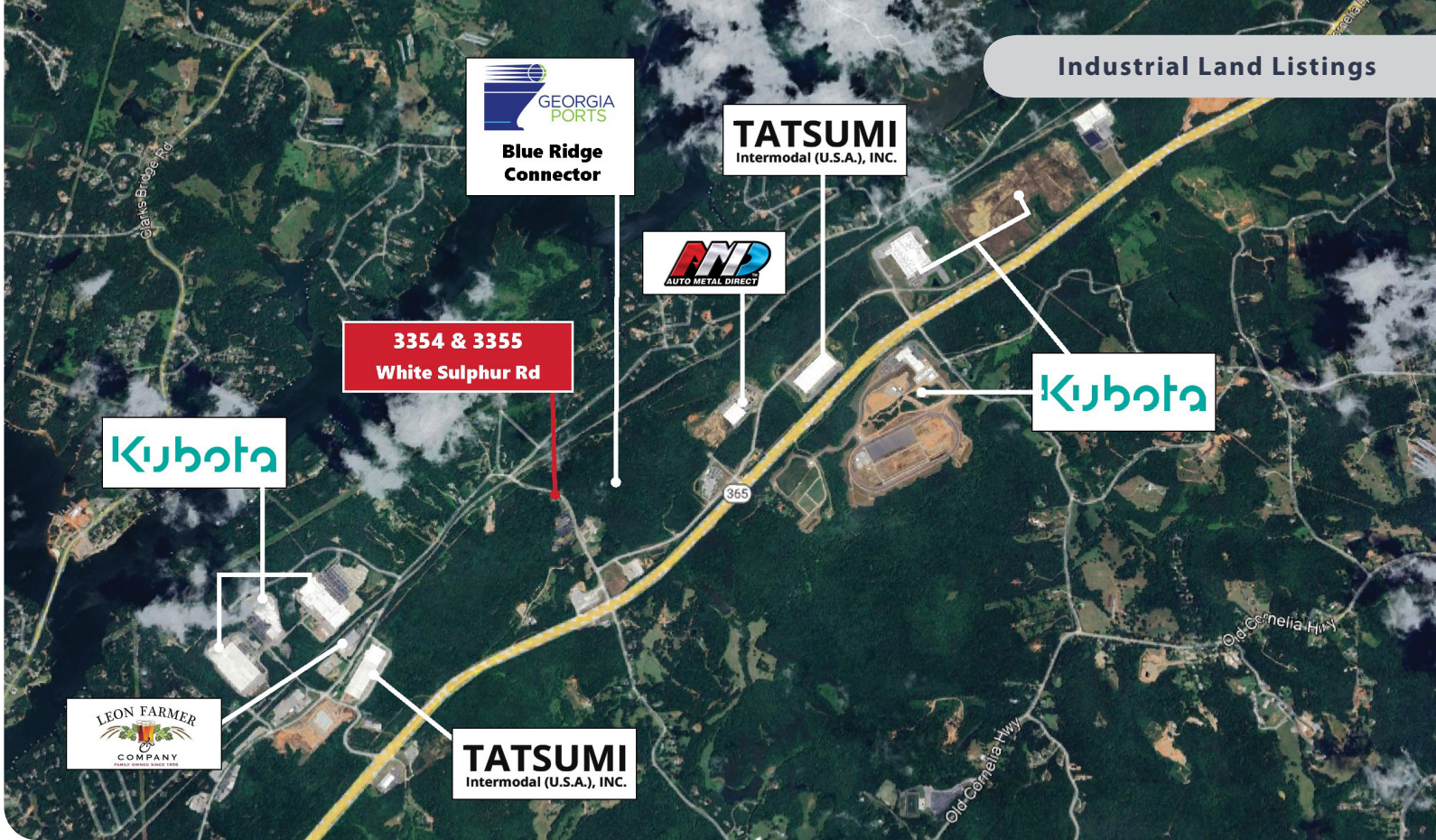
Hall County

**±3.34 Acres**  
For Sale in  
Gainesville, GA

Contact Palmer, Drew, or Floyd  
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, Drew, or Floyd  
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 Drew, Floyd, or Palmer - 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.

**Contact Drew, Floyd, or Palmer - ID #10449**

## 0 ENTERPRISE DR

Jackson County

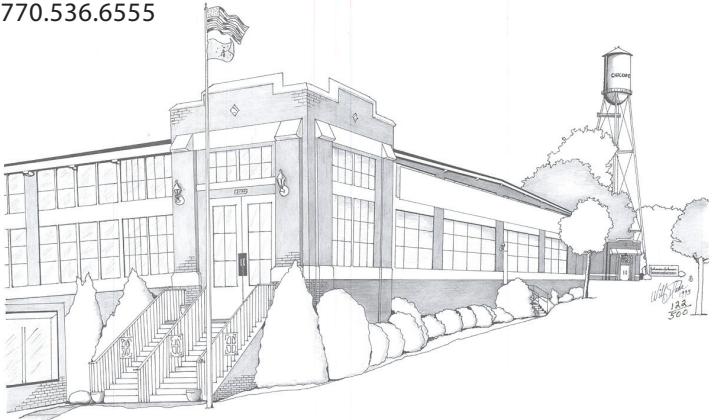
**Build-to-Suit**  
**±10,000 Sq. Ft.**  
Single Tenant Facility  
For Lease in  
Pendergrass, GA





**MAILING ADDRESS:**

PO Box 364  
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770.536.6555



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**I-85 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*



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