



Industrial Property » For Sale

Office/Warehouse Building

2349 CENTENNIAL DRIVE, GAINESVILLE, GA 30504

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

LEE HEMMER, CCIM, SIOR

Sales Associate

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Executive Summary

OFFICE/WAREHOUSE BUILDING
2349 Centennial Drive, Gainesville, GA 30504



OFFERING SUMMARY

Sale Price:	\$650,000
Price / SF:	\$74.29
Lot Size:	3.2 Acres
Year Built:	1986
Building Size:	8,750 SF
Renovated:	2014
Zoning:	LI
Market:	Gainesville
Submarket:	Northeast Georgia

PROPERTY HIGHLIGHTS

- 1,160+/-SF of Office Space
- 3 Phase, 200 Amps, 240 Volt Power
- Column Free Structure
- 1 Drive-in Door
- 2 Dock High Doors
- 14'-18' Ceilings
- All Utilities Available
- Easy Access to Highway 53 and Highway 369

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	1,157	9,736	22,503
Total Population:	4,090	30,122	67,234
Average HH Income:	\$45,975	\$50,804	\$57,286

Location Maps

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.



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