



Industrial Property » For Sale

Office/Warehouse/Shop Building

1600 ATHENS HIGHWAY , GAINESVILLE, GA 30507

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

OTIS RYLEE

Sales Associate

770.532.9911

otis@simpsoncompany.com

Executive Summary

OFFICE/WAREHOUSE/SHOP BUILDING
1600 Athens Highway , Gainesville, GA 30507



OFFERING SUMMARY

Sale Price: \$249,000

Price / SF: \$45.27

Lot Size: 0.64 Acres

Building Size: 5,500 SF

Zoning: HB

PROPERTY HIGHLIGHTS

- Office/Warehouse/Shop Building
- Highway Business zoning with Industrial potential
- 1,450+/-SF office space
- 12' - 14' clears
- 208V, 3-Phase Power
- One 10'x10' drive-in
- One 10'x10' dock door
- HVAC replaced in 2016
- Metal construction
- Easy access to I-985

Otis Rylee / Sales Associate / 770.532.9911 / otis@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

OFFICE/WAREHOUSE/SHOP BUILDING
1600 Athens Highway , Gainesville, GA 30507



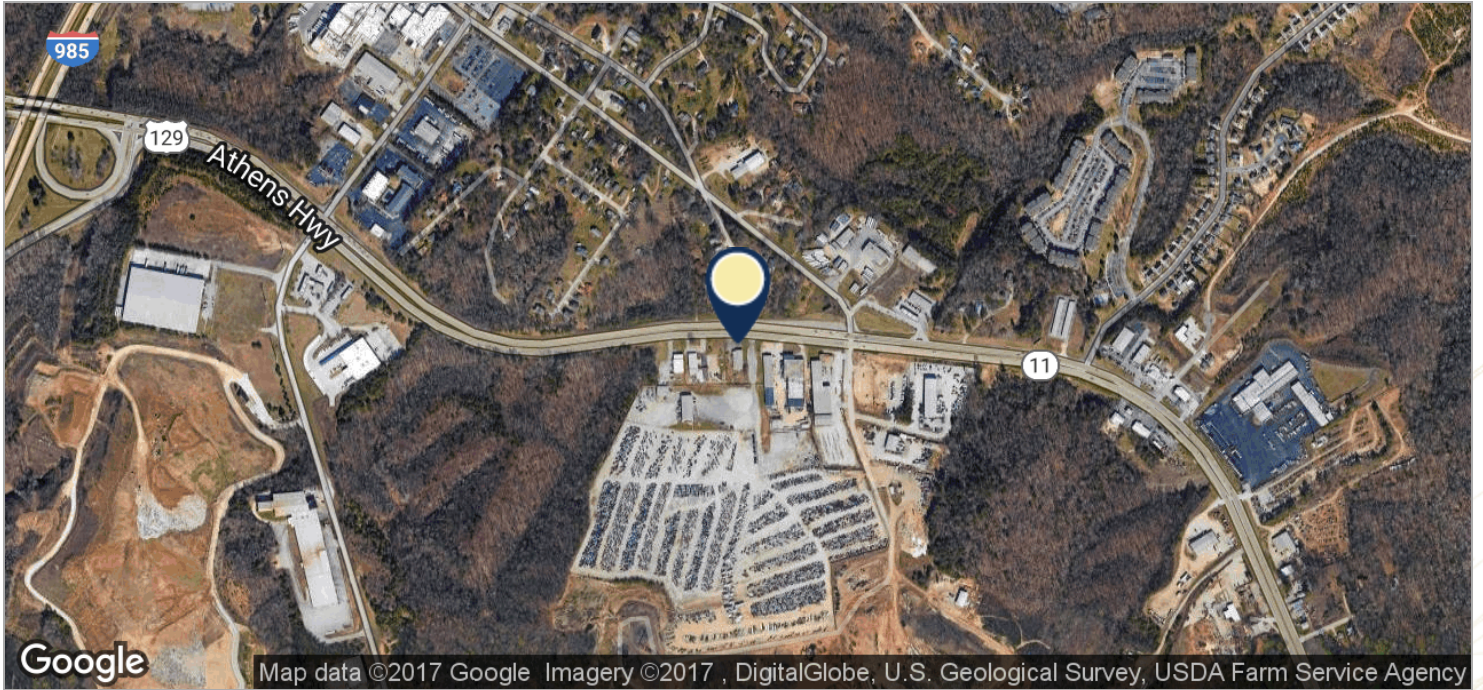
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THE
SIMPSON
COMPANY
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Location Maps

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Broker Profile



Presented by:

Otis Rylee

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The Simpson Company of Georgia, Inc.
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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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