



BERKSHIRE HATHAWAY
HomeServices
Georgia Properties

COMMERCIAL DIVISION

FOR LEASE

3,600 s.f. office/warehouse
Gainesville
Convenient location



2365 #B Monroe Drive, Gainesville, GA 30507

Marketed

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Property Information

**2 floors - totaling 3,600 s.f.
office/warehouse
3,000 per month + \$25 for water**



- ♦ **1st floor office/warehouse**
- ♦ 420 s.f. office & 1,380 s.f. W/H
- ♦ Open / airy reception/ work area
- ♦ Private office
- ♦ Nice large front windows
- ♦ 2 ADA his/her bathrooms
- ♦ 12 X 12 roll-up door
- ♦ 10'- 13' slopping ceiling
- ♦ Security system
- ♦ **Lower level W/H 1,800 s.f.**
- ♦ 10' 3 ceilings
- ♦ 9 X 9 roll-up door
- ♦ Possible outdoor storage area
- ♦ 6+ parking spaces and wrap around drive to downstairs unit
- ♦ **ONLY 1.5 miles to I-985 at exit 20**
- ♦ **Zoned Heavy Industrial**

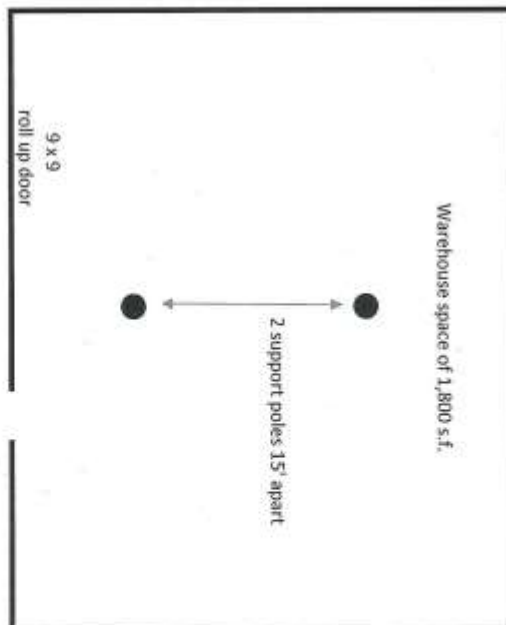
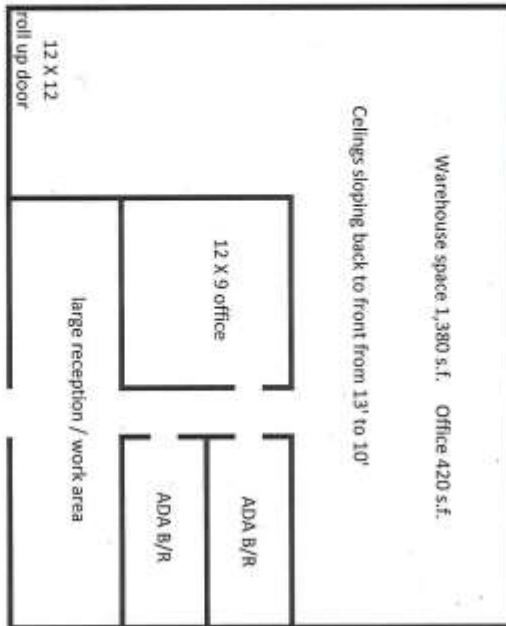
[Click Here for a Virtual Tour](#)



2365 Monroe Drive, Gainesville

First floor office / warehouse

Basement level warehouse



2 story 3,600 s.f. office / warehouse
420 s.f. office and 3,180 s.f. warehouse



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Location Map

Commercial Site

Gainesville, GA



Convenient to the Atlanta market & North Georgia mountains.

I-985 North to exit 20, Queen City Pkwy / Candler Road. Right at bottom of ramp. Left at light onto Old Candler Rd. Right onto Monroe Drive. Property on left.