



1220 PALMOUR DRIVE

GAINESVILLE, GA 30501

FOR SALE OR LEASE

AVAILABLE NOW | ±285,506 SF

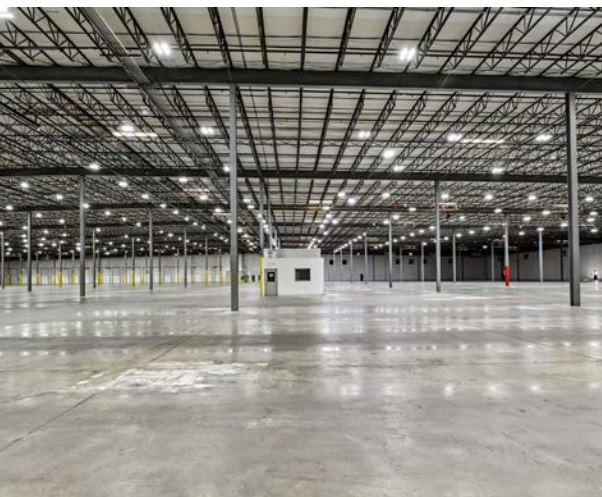
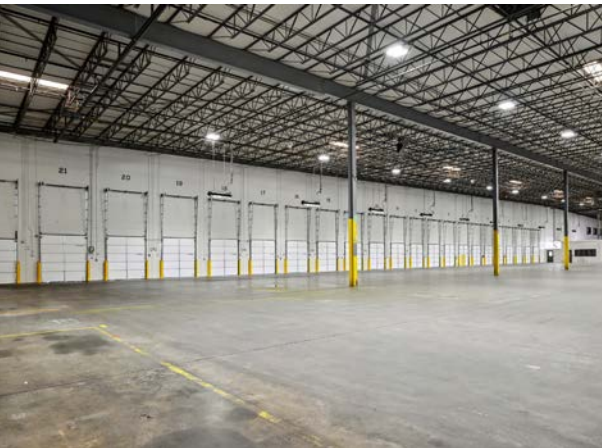


STRATEGIC
REAL ESTATE PARTNERS, LLC

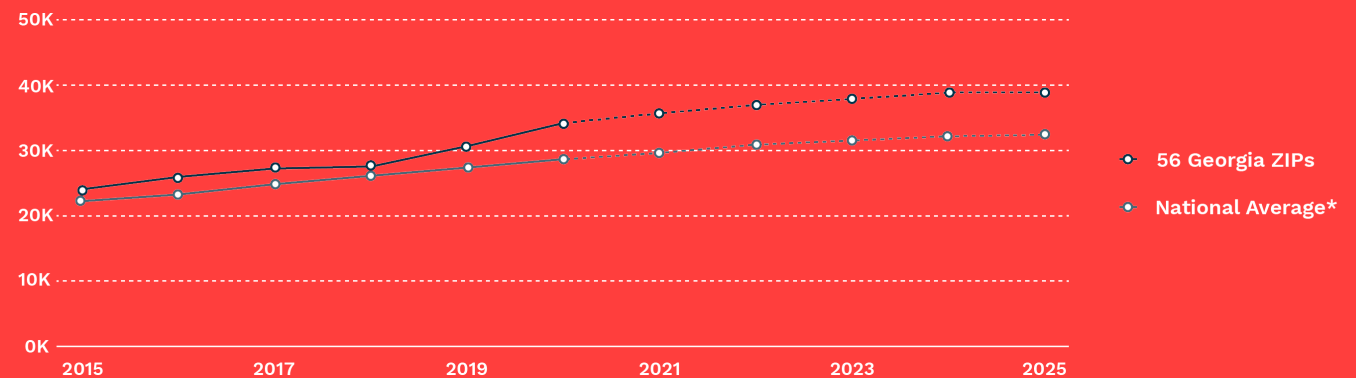


**CUSHMAN &
WAKEFIELD**

PROPERTY/MARKET OVERVIEW



- The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is over 205,000 with a daytime population in Gainesville, the county seat, exceeding 150,000 people. *(Source: Greater Hall Chamber of Commerce)*
- Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment. *(Source: Greater Hall Chamber of Commerce)*
- Supply of labor is higher than the national average. The regional vs. national average employment helps you understand if the supply of your occupations is a strength or weakness for your area, and how it is changing relative to the nation. An average area of this size would have 24,985* employees, while there are 37,604 here. This higher than expected supply may make it easier to find candidates. The gap between expected and actual employment is expected to remain roughly the same over the next 5 years. *(Source: Esri Report 2020)*



SITE PLAN



PROPERTY HIGHLIGHTS

| | |
|--|--|
| BUILDING SIZE/ AVAILABILITY | ±474,680 SF ±285,506 SF |
| YEAR BUILT | 1986 |
| CONSTRUCTION | Brick on Block |
| CONFIGURATION | Side Load |
| DIMENSIONS | 577.5' x 494' |
| COLUMN SPACING | 48' x 48' (typical) |
| OFFICE SF | ± 20,000 |
| CLEAR HEIGHT | 28' minimum |
| DOCK DOORS | 20 (8' x 10') |
| DOCK LEVELERS | 20 |
| DRIVE IN DOORS | 1 (16' x 12') |
| AUTO SPACES | 184 |
| TRAILER SPACES | 67 |
| TRUCK COURT DEPTH | 190' truck court with 45' concrete apron |
| WAREHOUSE LIGHTING | LED on occupancy sensors |
| SPRINKLER SYSTEM | Wet System |
| ELECTRICAL | 1,500 Amp, 277/480 Volt |
| ROOF SYSTEM | Standing Seam Metal |

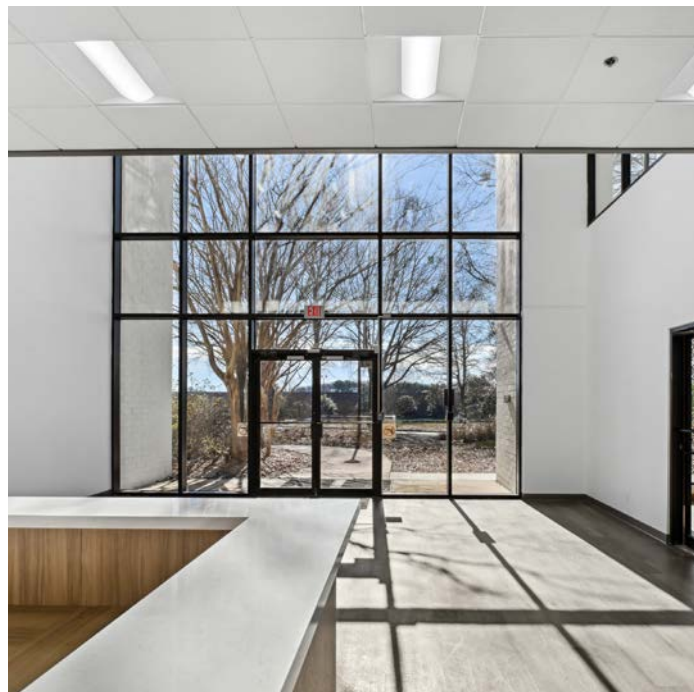


BUILDING EXTERIOR AND ENTRANCE

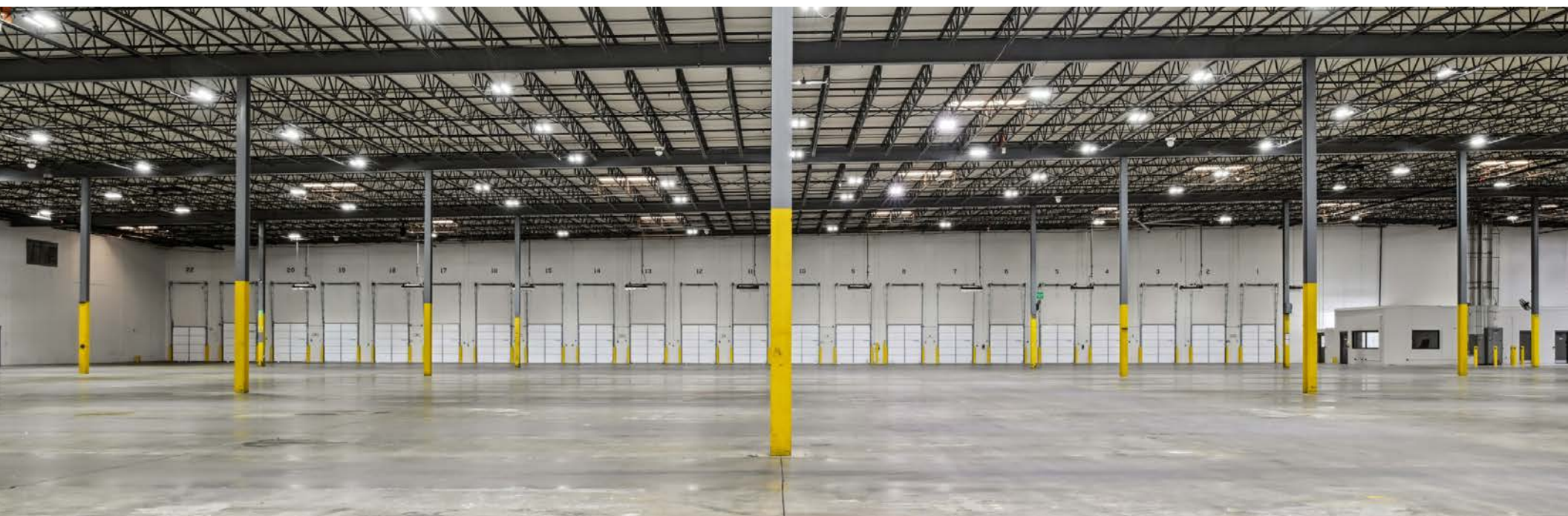
285,506 SF AVAILABLE



INTERIOR OFFICE SPACE



WAREHOUSE



DOCK DOORS

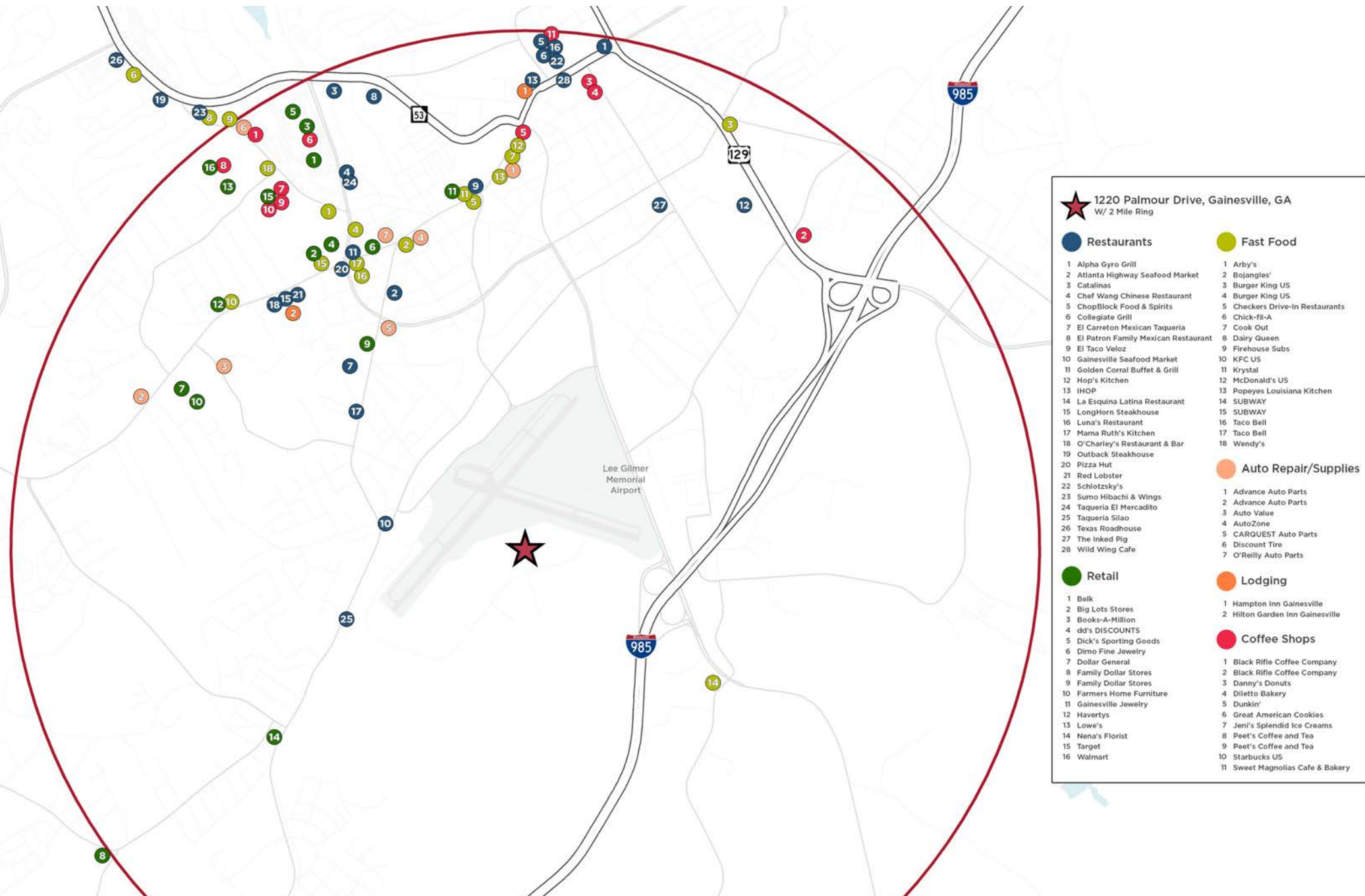


INTERIOR - 20 DOCK DOORS

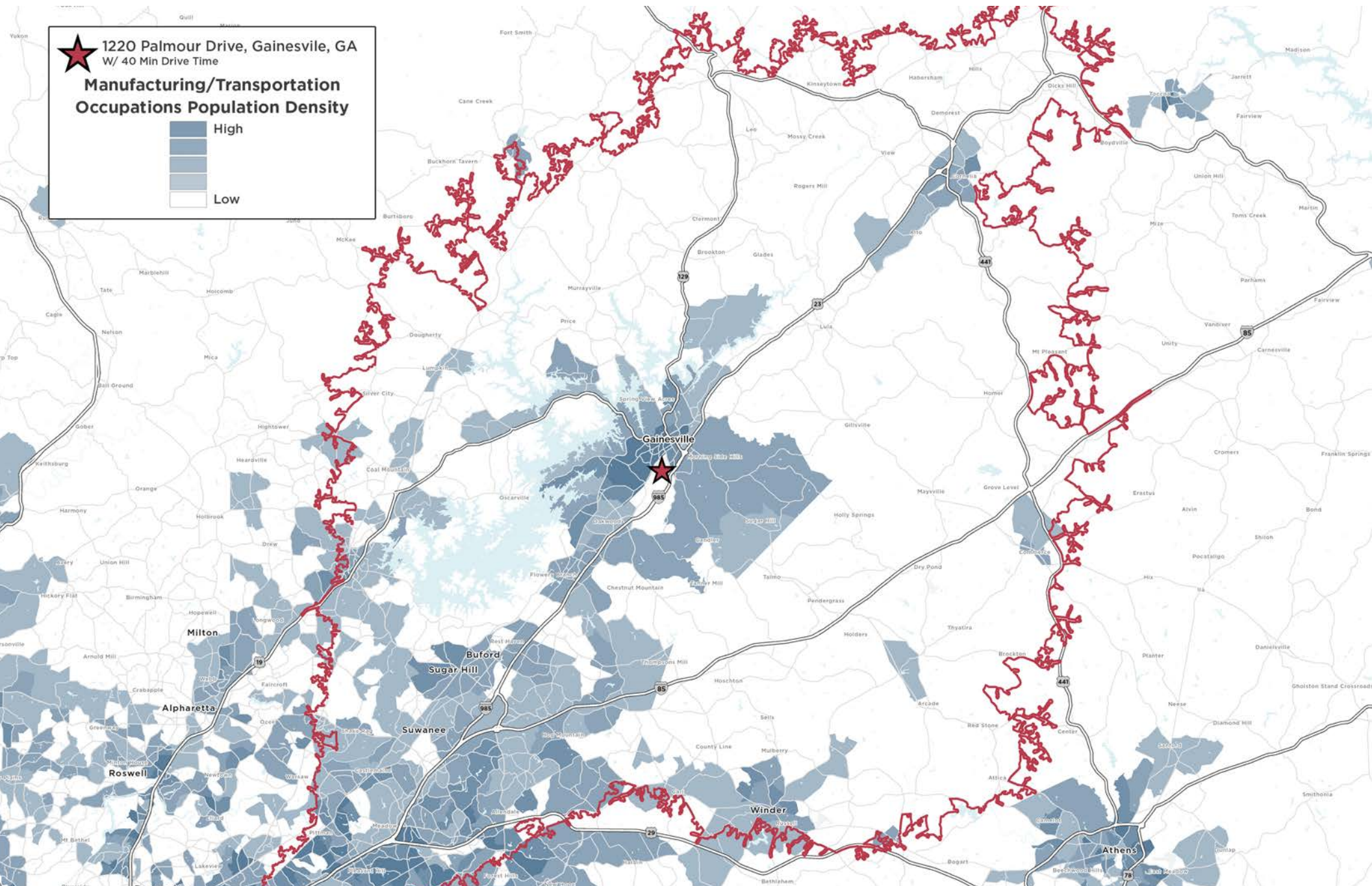


EXTERIOR - 20 DOCK DOORS AND 1 DRIVE IN DOOR

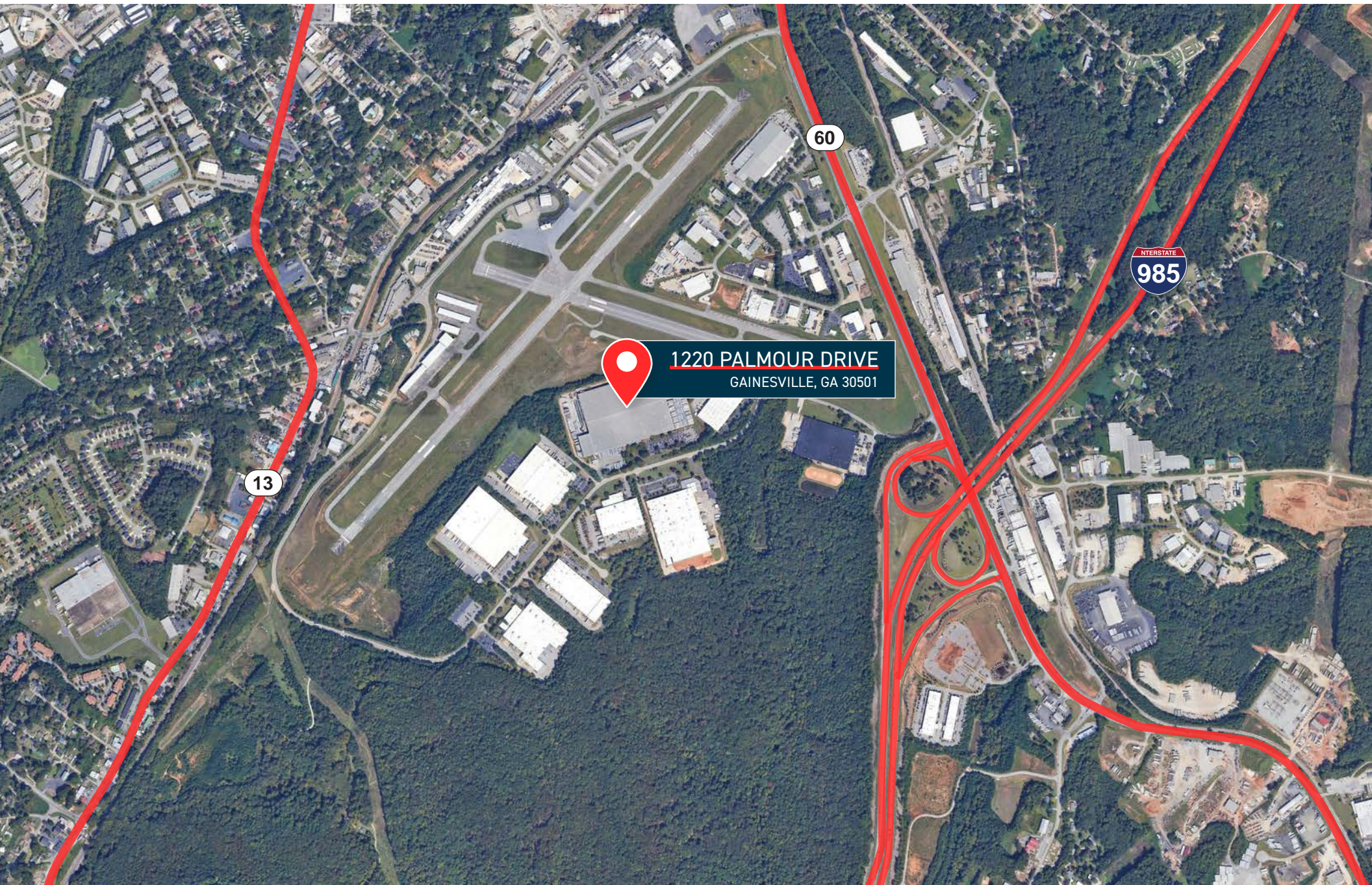
AMENITIES MAP



LABOR DENSITY MAP



GREAT ACCESSIBILITY





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GAINESVILLE, GA 30501

FOR MORE INFORMATION, PLEASE CONTACT:

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