

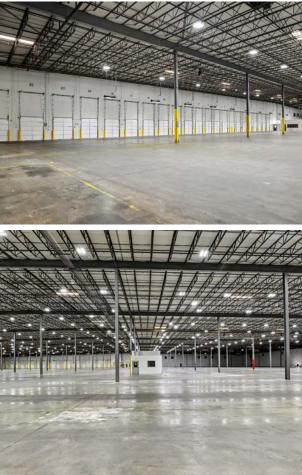
FOR SALE OR LEASE AVAILABLE NOW | ±285,506 SF





PROPERTY/MARKET OVERVIEW



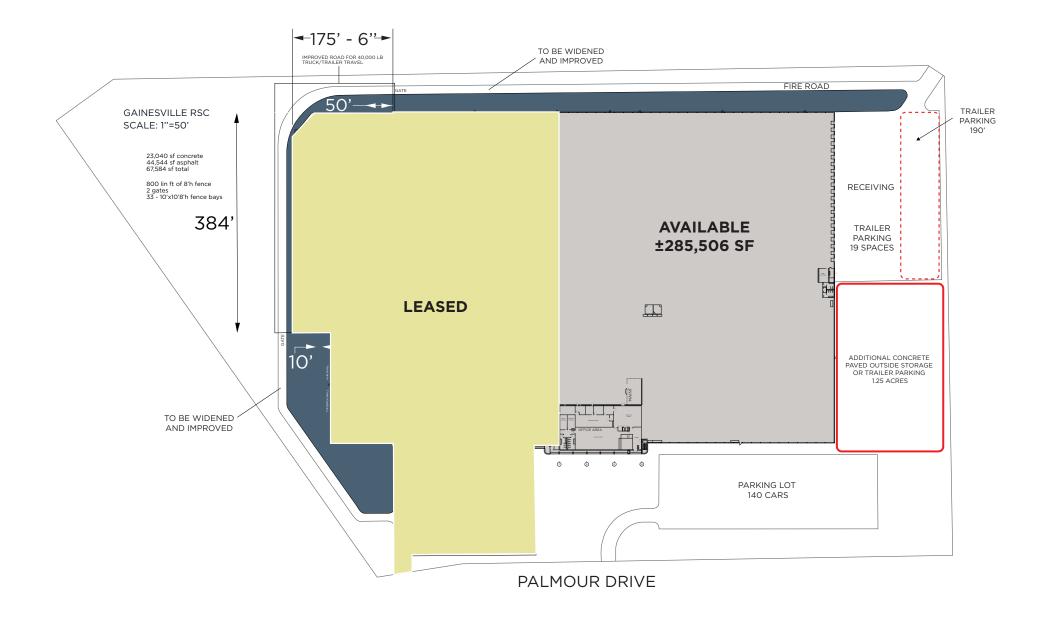


- The Gainesville-Hall County Metropolitan Statistical Area (MSA) is among the top 50 fastest growing metros in the U.S. Total population is over 205,000 with a daytime population in Gainesville, the county seat, exceeding 150,000 people. (Source: Greater Hall Chamber of Commerce)
- Since 2015, 118 new 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)



1220 PALMOUR DRIVE / 03

SITE PLAN

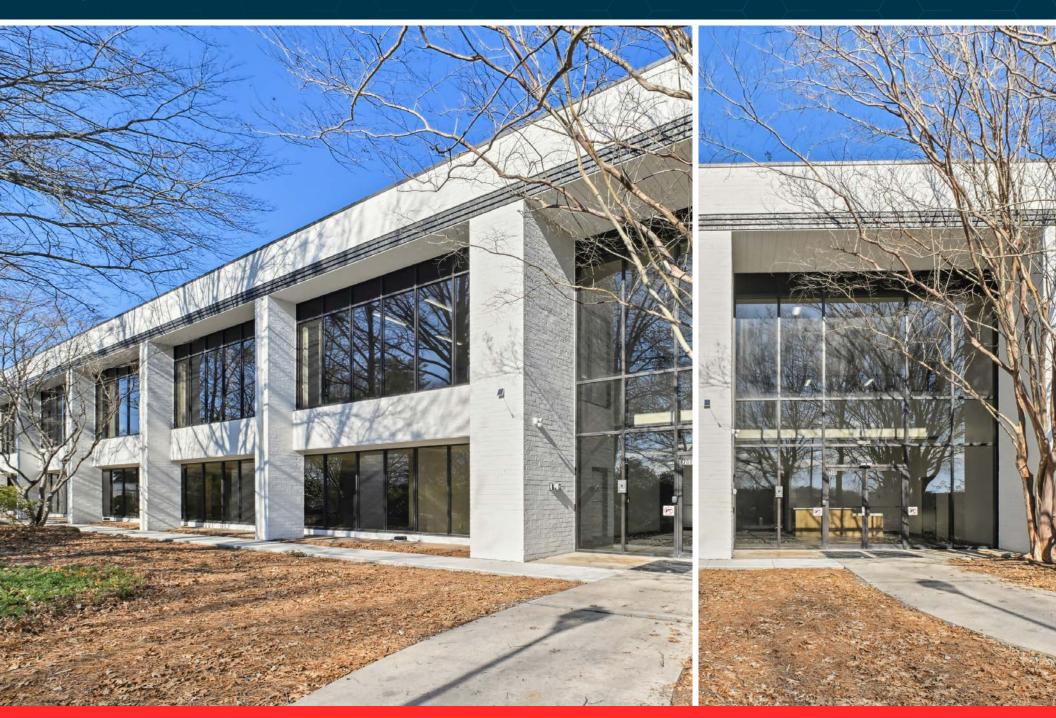


PROPERTY HIGHLIGHTS

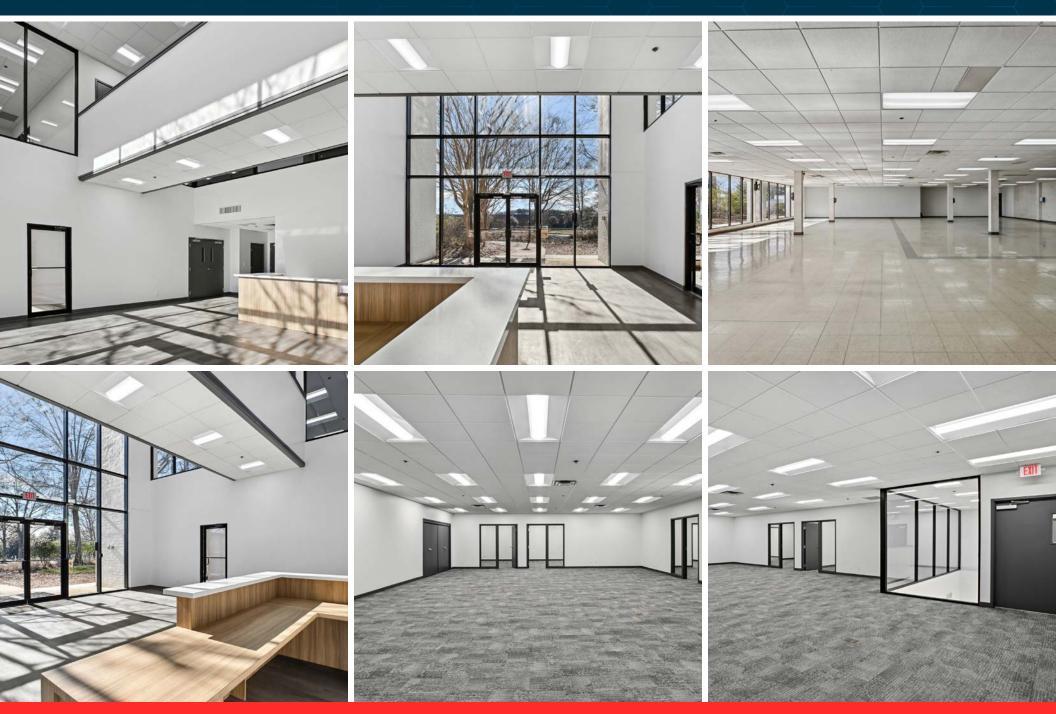
BUILDING SIZE/ AVAILABILITY	±474,680 SF ±285,506 SF
YEAR BUILT	1986
CONSTRUCTION	Brick on Block
CONFIGURATION	Side Load
DIMENSIONS	577.5' x 494'
COLUMN SPACING	48' x 48' (typical)
OFFICE SF	± 20,000
CLEAR HEIGHT	28' minimum
DOCK DOORS	20 (8' x 10')
DOCK LEVELERS	20
DRIVE IN DOORS	1 (16' x 12')
AUTO SPACES	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



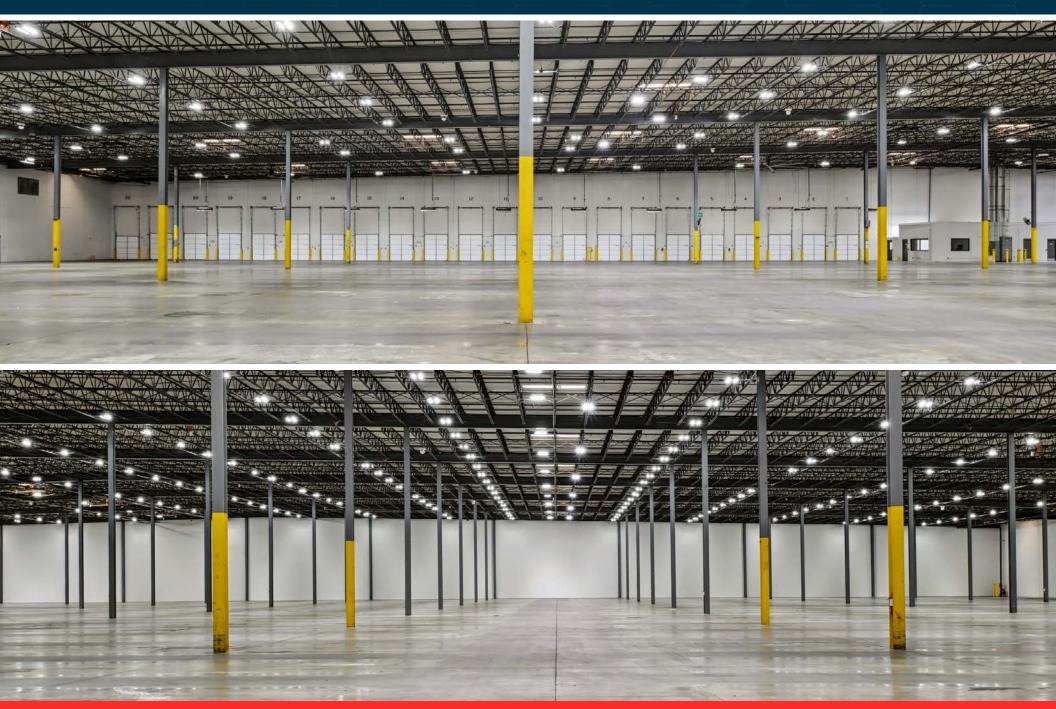
BUILDING EXTERIOR AND ENTRANCE 285,506 SF AVAILABLE



INTERIOR OFFICE SPACE



WAREHOUSE



DOCK DOORS

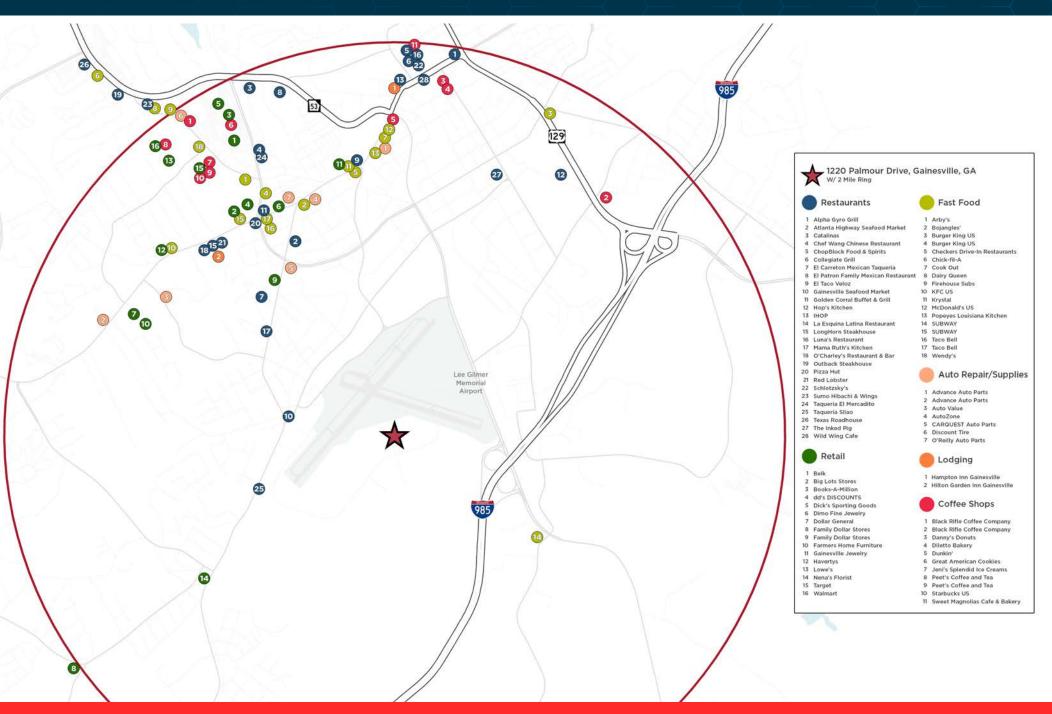


EXTERIOR - 20 DOCK DOORS AND 1 DRIVE IN DOOR

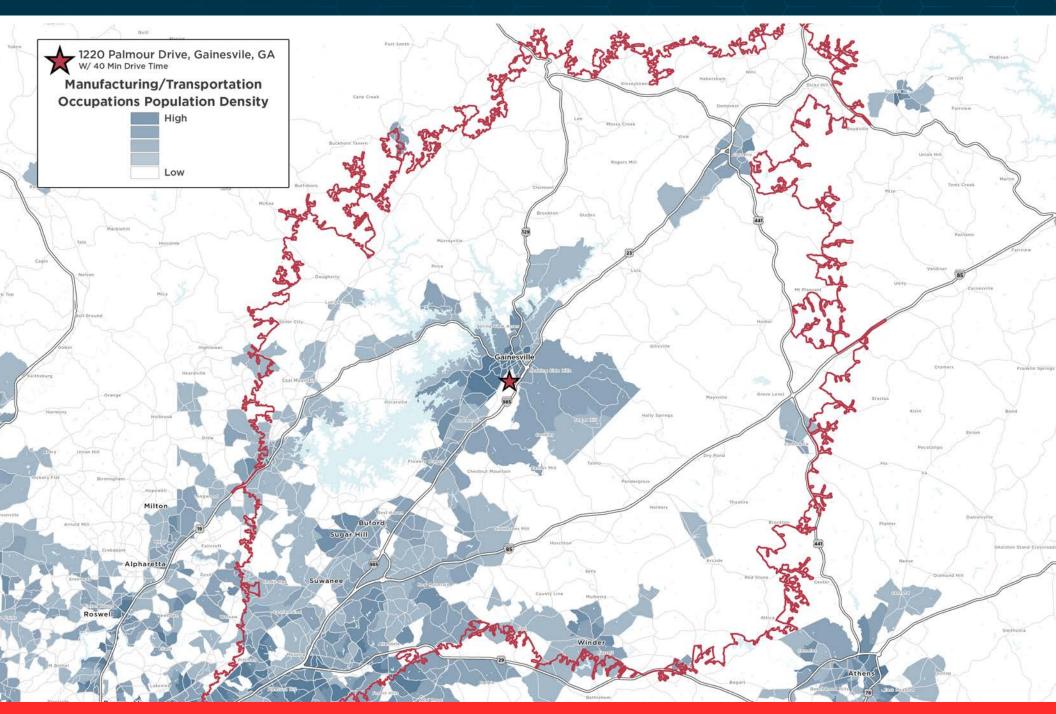
3

2

AMENITIES MAP



LABOR DENSITY MAP



GREAT ACCESSIBILITY





FOR MORE INFORMATION, PLEASE CONTACT:

PAT MURPHY

Managing Director +1 770-853-8796 pat.murphy@cushwake.com

ADAM THOMAS, CCIM

Director +1 770-361-2530 adam.thomas@cushwake.com

TARA HEALY

Director +1 678-468-9133 tara.healy@cushwake.com

ANDREW THURMAN

Senior Associate +1 404-775-2268 andrew.thurman@cushwake.com

GILBERT VALDEZ, SIOR

Managing Director +1 404-509-4482 gilbert.valdez@cushwake.com

JR WRIGHT, JR.

+1 404-836-4841 jrwright@strategicrepartners.com





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