



## 8,100+/- SF FOR LEASE - BTS

Candler Business Park | Gainesville, GA 30507  
2263 Hardwood Circle Lot 8



# Industrial Building For Lease

### OFFERING SUMMARY

Lease Rate:	Contact Agent For Pricing
Building Size:	8,100 +/- Square Feet
Zoning:	Light Industrial

### FOR INFORMATION

LEE HEMMER, CCIM, SIOR  
Principal/Managing Broker

o | 770-988-6383  
lee@candlerre.com

135 Maple Street, NW  
Gainesville, GA 30501  
www.candlerre.com

Candler Business Park  
Managed by  
Candler Real Estate  
Property Management



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### PROPERTY HIGHLIGHTS

- 8,100+/- Square Feet under construction - available August 2024
- Three loading docks and one drive in door
- 10% office finish
- 3 phase, 400 amp, 240 volt power service
- 22' ceiling height
- Build to suit for industrial programs
- 3.5 miles from I-985 exit 20 and 11 miles from Braselton, GA, 4.8 miles to Jackson County (14th fastest growing county in US), 65 miles to Hartsfield-Jackson Atlanta International Airport, and 246 miles to Port of Savannah
- The Gainesville-Hall 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 100,000 people.
- Hall County is home to more than 320 manufacturing and processing concerns and 50 locations of international companies representing 15 countries. Since 2015, 118 new and expanded businesses have announced 5,750 jobs and \$1.5 billion in capital investment.





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## LOT 8 - 8,100 SF BUILDING



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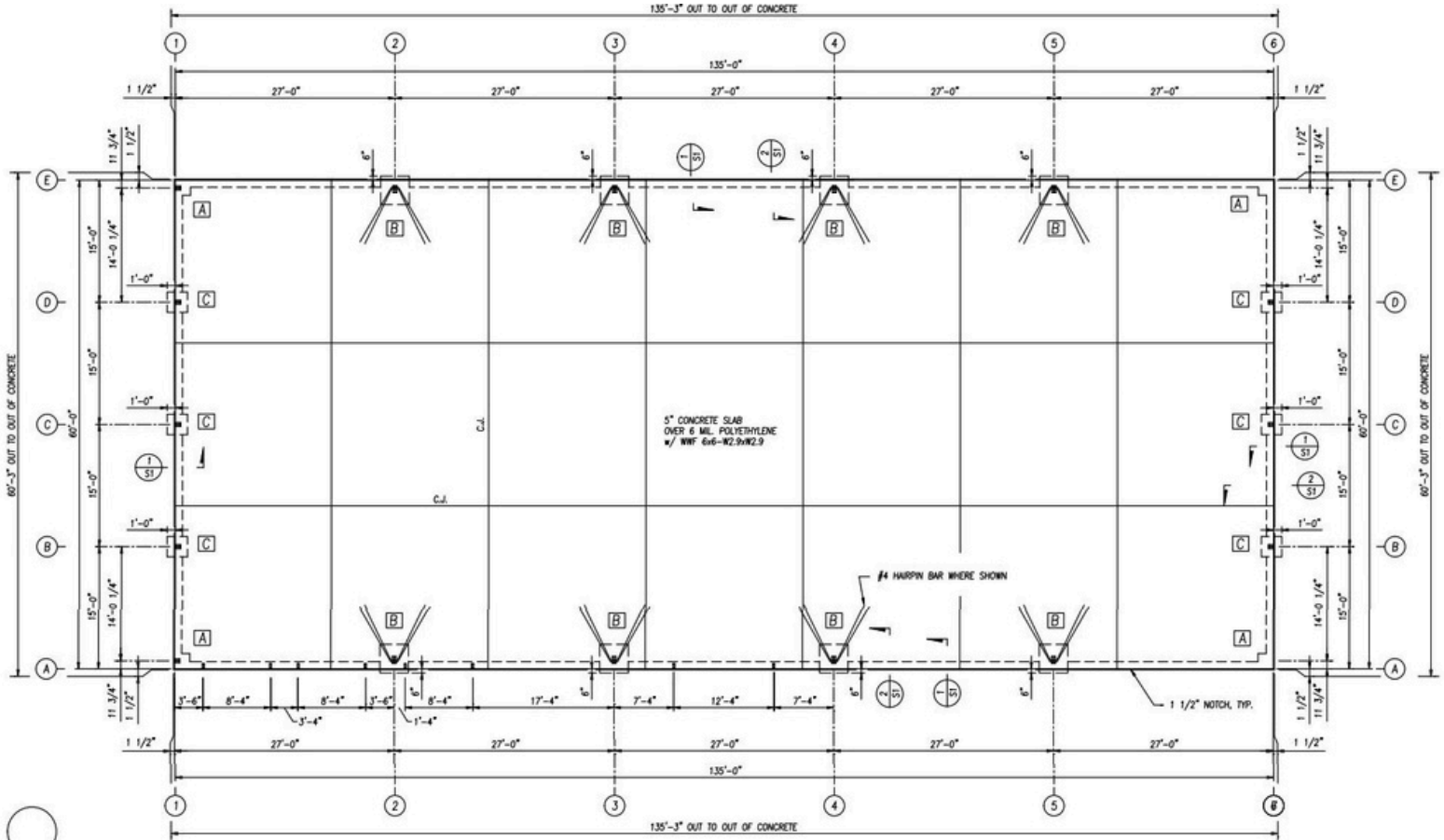


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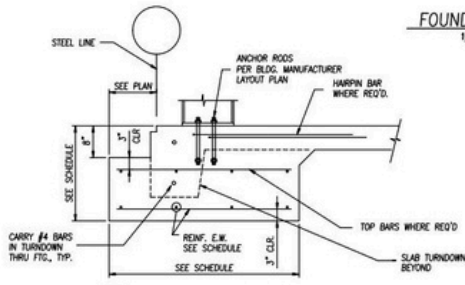
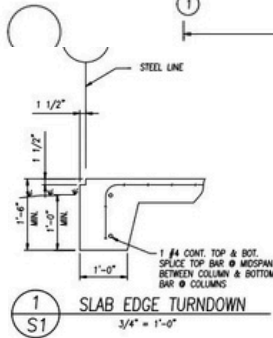


## Floor Plan



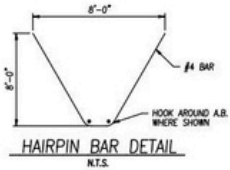
**FOUNDATION PLAN**  
1/8" = 1'-0"

C.J. DENOTES APPROX. LOCATION OF CONTROL JOINT  
A DENOTES FOOTING TYPE - SEE SCHEDULE  
# DENOTES 1/2" DIA. ANCHORS AT CHANNELS

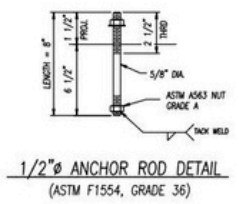
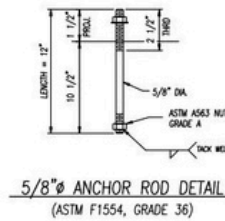
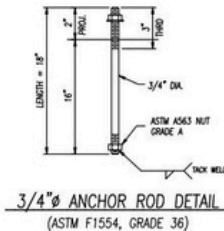
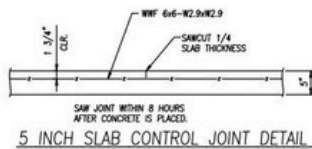


TYPE	FOOTINGS			PIER/PEDESTAL		ANCHOR RODS	HARPIN	DETAIL
	SIZE *	DEPTH	REINF.	SIZE	REINF.			
A	2'-0" x 2'-0"	18"	3/8" CW T & B	---	---	4- 5/8"	---	2/S2
B	3'-6" x 3'-6"	32"	3/8" CW T & B	---	---	4- 3/4"	2 #	2/S2
C	2'-6" x 2'-6"	30"	3/8" CW T & B	---	---	4- 5/8"	---	2/S2

FIRST DIMENSION SHOWN IN SCHEDULE IS LEFT TO RIGHT ON PLAN.



NOTE: IF MORE THAN TWO ANCHOR BOLTS ARE USED, USE ONE HARPIN FOR EACH PAIR OF BOLTS.

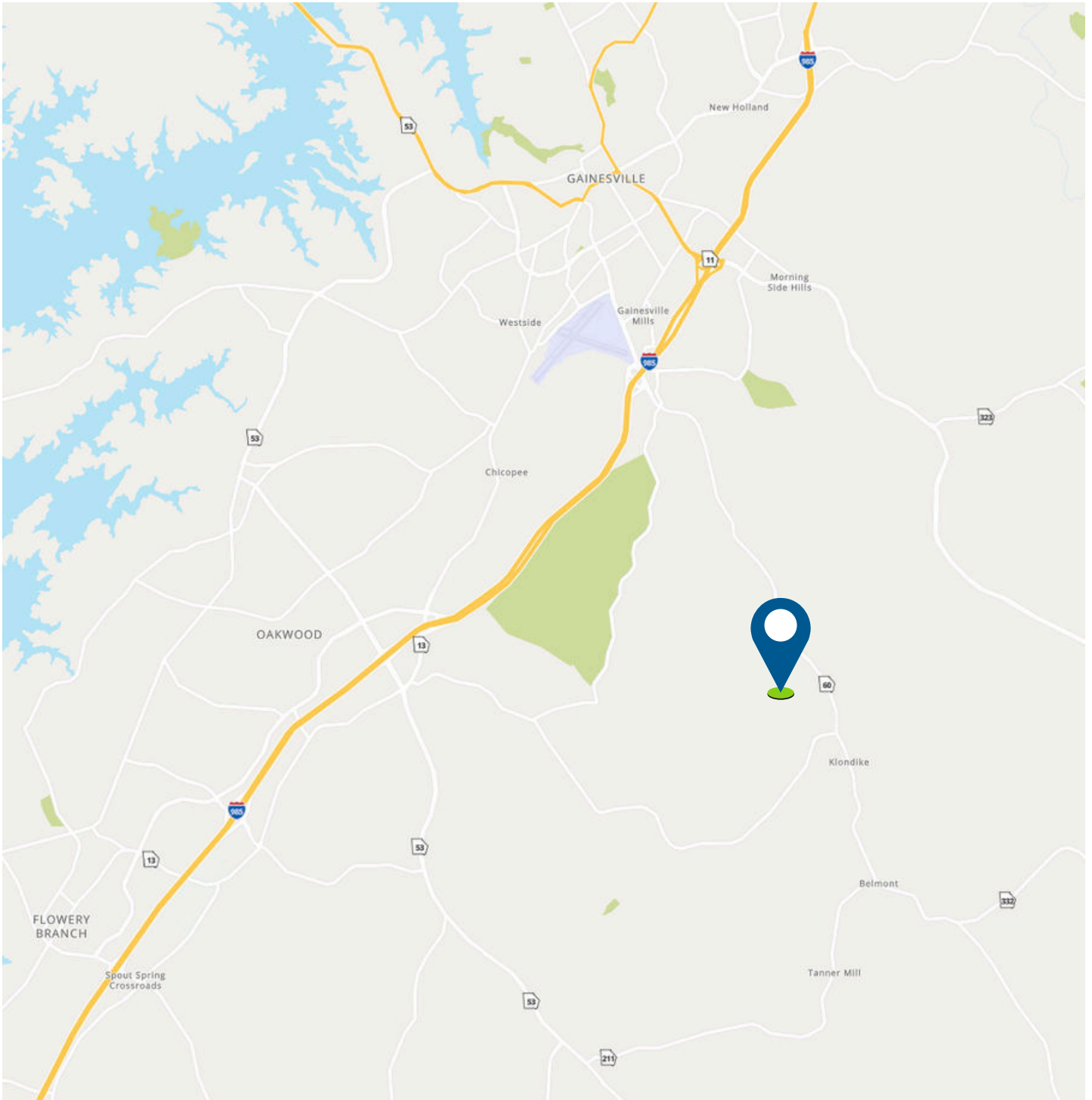






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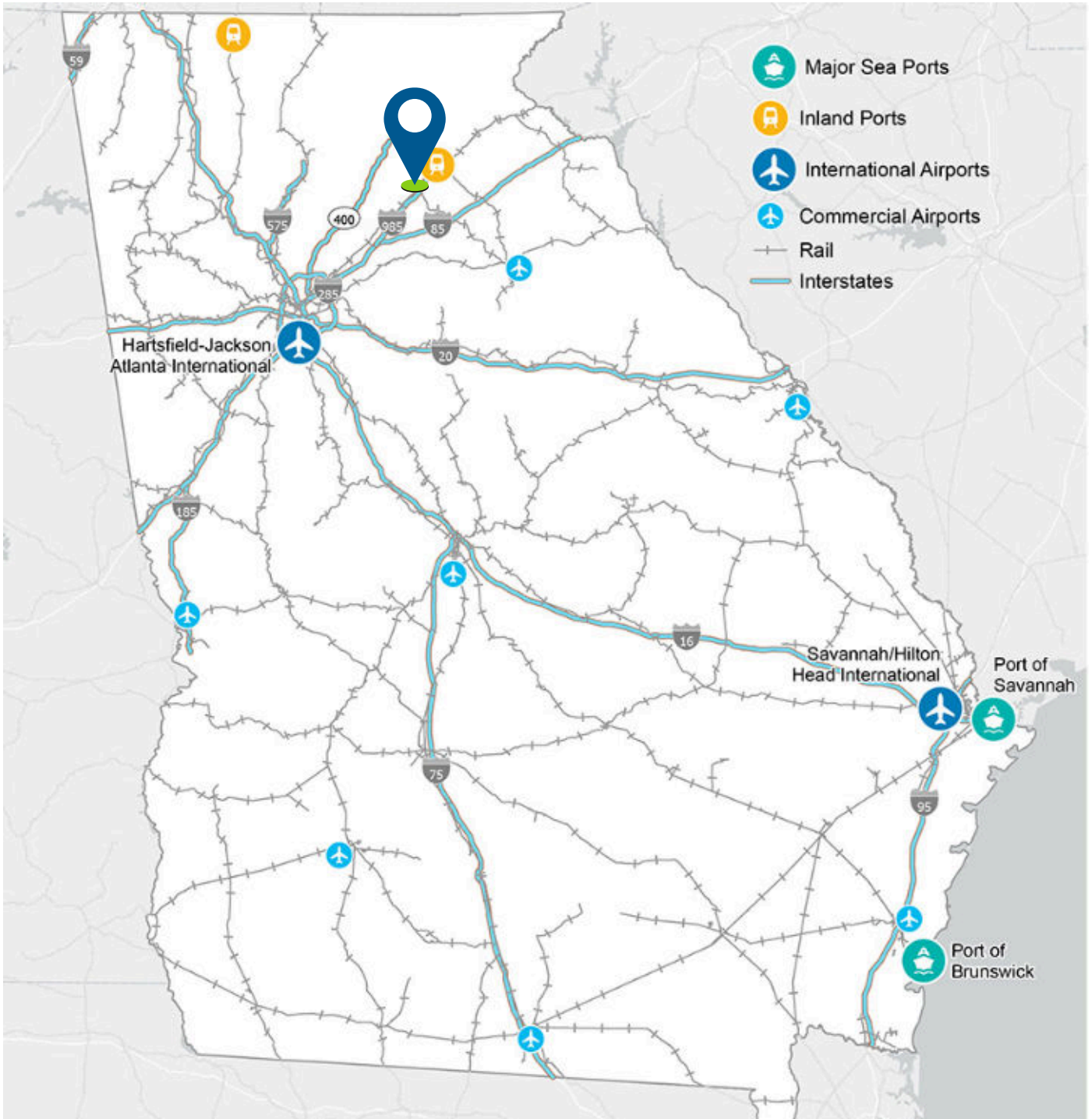
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