

Office/Warehouse Unit For Sale or Lease at an Unbelievable Price



Industrial Park West 2419 Atlanta Highway Gainesville, GA 30501

Here is your chance to acquire a great location for your business at an incredibly low price. This 6800 Square Foot (with 1600 Square feet office space) unit is located in a new upscale industrial building and can be purchased at \$425,000 or \$62.50 per square foot!

Property Highlights:

- ◆ 6800 sq ft (1600 sq ft Office Space)
- ◆ Dock High Loading
- ◆ Mezzanine level available for office or storage
- ◆ Conveniently Located off Atlanta Hwy approx. 1.5 mile from Exit 17 & directly across from Chicopee Golf Course.
- ◆ Zoned Light Industrial
- ◆ High Visibility & Ample Parking
- ◆ Easy Access for Trucks/Trailers
- ◆ Lease Price: \$9.90 sq ft Office/ \$3.90 sq ft WH +CAM



Directions: From Gainesville take Atlanta Highway (GA-13) towards Oakwood approximately three miles turn right onto West Park Drive just past Elachee Nature Center. Warehouse on left across from Kubota. See sign.