

Local Knowledge • Global Networks

3521 Mabry Road

Gainesville, GA 30504



Centennial Industrial Park

Centennial Dr

Mabry Rd



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Industrial Properties Group, Inc.
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PROPERTY OVERVIEW

3521 Mabry Road | Gainesville, GA 30504



PROPERTY FEATURES:

±7.01 acres for lease in Gainesville, GA

Zoned Light Industrial

Close proximity to major industrial businesses

Build-to-suit opportunity, Up to ±80,000 Sq. Ft. with Outside Storage

Convenient to Hwy 369, Hwy 53, and Atlanta Hwy



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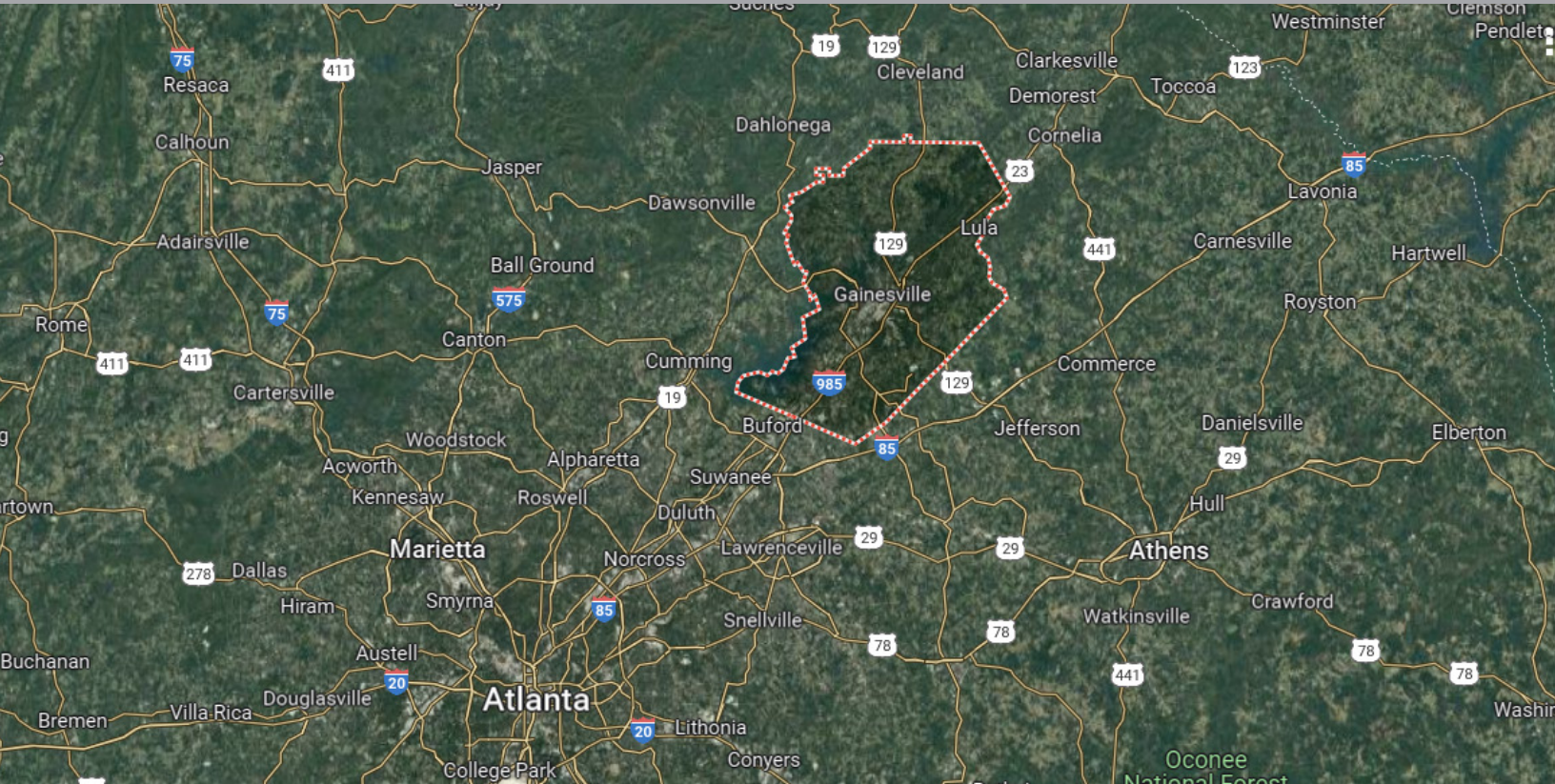
AERIAL

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REGIONAL MAP

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ABOUT HALL COUNTY:

Hall County is the epicenter of an aggressive economic environment in Northeast Georgia. Growth in both population, now estimated at 200,000, and economic bases has been steady and diversified for the last 20 years. The labor market is thriving with regional labor market numbers estimated to be 775,000 from Hall and surrounding counties.

DISTANCES:

I-985, Exit 20:	±2.0 miles	Downtown Atlanta:	±47.5 miles
I-85:	±15.4 miles	Hartsfield Jackson Int'l Airport:	±57.4 miles
I-285:	±33.2 miles	Future Gainesville Inland Port:	±16.3 miles
Downtown Gainesville:	±8.7 miles	Inland Port Greer (SC):	±125 miles
City of Oakwood:	±2.4 miles	Port of Savannah:	±248 miles



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