

**3521 Mabry Road**  
Gainesville, GA 30504



**IOS Site For Lease  
±3.4 Acres**  
Hall County

**FOR LEASE  
Industrial Outdoor Storage (IOS)**



# PROPERTY OVERVIEW

3521 Mabry Road | Gainesville, GA 30504



**IOS Site For Lease**  
**±3.4 Acres**  
Hall County

## PROPERTY FEATURES:

±3.4 acre IOS site for lease in Gainesville, GA

Landlord will provide security fencing, gated entrance, security lighting, and gravel yard

Ideal for equipment storage, outside storage, trailer parking, or laydown yard

±79 trailer spaces

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

Zoned Light Industrial

Close proximity to major industrial businesses

Convenient to Hwy 369, Hwy 53, and Atlanta Hwy

Only ±2.0 miles to I-985 and ±15.4 miles to I-85



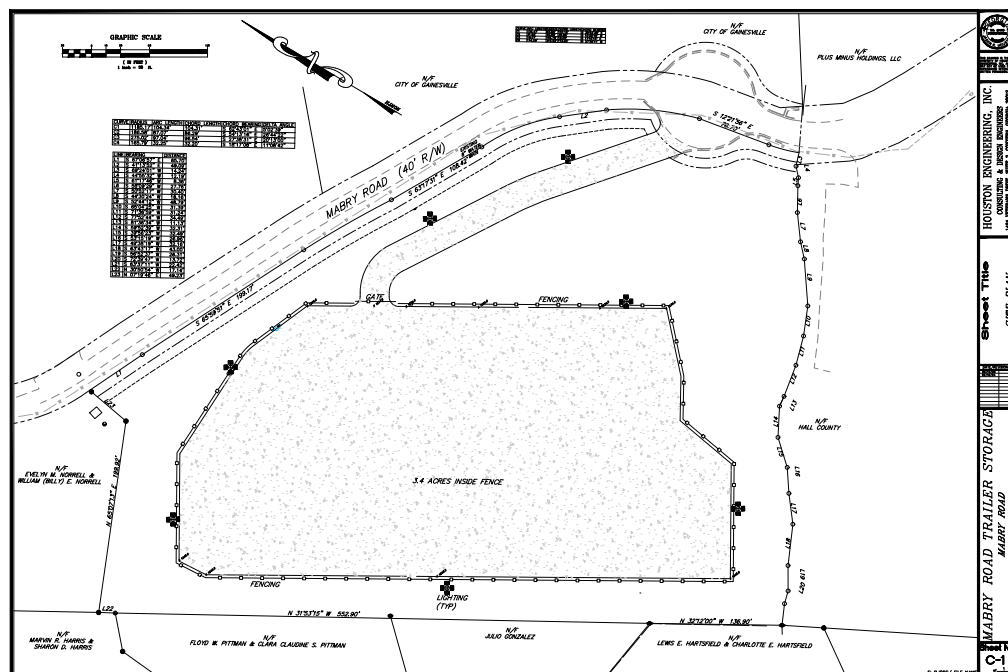
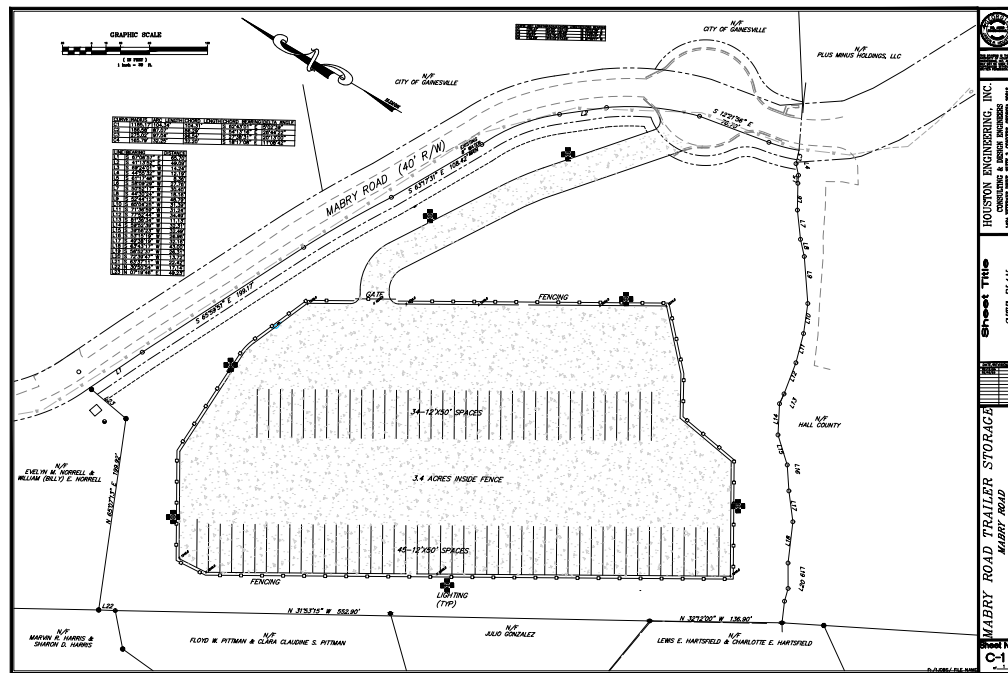
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# CONCEPTUAL PLANS

3521 Mabry Road | Gainesville, GA 30504





# REGIONAL MAP

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## 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
GA 400:	±36.5 miles	Blue Ridge Connector:	±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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