



**FOR LEASE**

# CHICOPEE MILL INDUSTRIAL COMPLEX

**MANUFACTURING & DISTRIBUTION SPACE FOR LEASE | UP TO 623,273 SF**

**2100 CHICOPEE MILL RD | GAINESVILLE, GA 30504**

CHARLIE HAWKINS – SVP / Partner | [CHawkins@NortonCommercial.com](mailto:CHawkins@NortonCommercial.com) | (C) 678.614.0837



CONTACT INFORMATION



CHARLIE HAWKINS

Senior Vice President / Partner

(C) 678.614.0837  
(W) 770.718.5206  
CHawkins@NortonCommercial.com

SCOTT CLAYTON

SENIOR VICE PRESIDENT / PARTNER  
(C) 404.274.9465  
sclayton@nortoncommercial.com

ALEX PETRY

VICE PRESIDENT  
(C) 678.382.2645  
apetry@nortoncommercial.com

TABLE OF CONTENTS

|    |                                    |
|----|------------------------------------|
| 03 | Offering Summary                   |
| 04 | Location & Access Overview         |
| 05 | Area Map                           |
| 06 | Property Photos                    |
| 08 | Site Plan & Available Buildings    |
| 09 | Building Details: 2100 & 2110      |
| 10 | Building Details: 2150 & 2180      |
| 11 | Gainesville–Hall County Highlights |
| 12 | Transportation & Logistics         |
| 13 | Chicopee Mill History              |
| 14 | Tax Incentives                     |
| 15 | Metro Atlanta Market               |



# OFFERING SUMMARY

- Historic 1922 mill complex offering small- to large-scale manufacturing and distribution space
- Nine buildings across the park, with individual units ranging from ±4,761 SF to ±215,581 SF
- Loading dock doors, drive-in access, and rear tractor-trailer courts
- Located off Atlanta Hwy with quick access to I-985 and downtown Gainesville
- Neighboring major industrial developments including Presco Industrial Park and Fox Factory
- Served by Georgia Power and City of Gainesville water/sewer
- Positioned in Hall County, one of Georgia's fastest-growing industrial and logistics markets

## PROPERTY FACTS

TOTAL COMPLEX

**±623,273 SF**

UNIT SIZES AVAILABLE

**4,761 – 215,581 SF**

YEAR BUILT

**1922 (renovated)**

ZONING

**Light Industrial**

LEASE TYPE

**NNN**

LEASE RATE

**Contact Broker**

## GAINESVILLE–HALL COUNTY MARKET

Positioned within the growing Gainesville–Hall County market, the property serves a regional population of approximately 226,600 residents. The Gainesville–Hall County MSA experienced approximately 7.9% population growth between 2020 and 2025, while Hall County's median household income has reached approximately \$80,900. The area is a well-established manufacturing and logistics hub — long known for its poultry-processing and industrial base — with convenient access to I-985 and the greater Atlanta region.

## LOCATION & ACCESS OVERVIEW

Chicopee Mill sits just off Atlanta Highway in Gainesville, minutes from I-985 and downtown Gainesville. The complex offers small- to large-scale manufacturing and distribution space with rear-loading dock access, oversized drive-in doors, and ample trailer and truck parking on site.

### HIGHWAY ACCESS

Convenient to I-985 and Atlanta Hwy, with easy connections to Gainesville, Oakwood, and metro Atlanta

### NEIGHBORING INDUSTRY

Adjacent to Presco Industrial Park and Fox Factory, among other major regional employers

### UTILITIES

Georgia Power electric service; City of Gainesville water and sewer

### LOADING

Exterior loading docks and oversized drive-in doors with rear tractor-trailer courts



*Rear loading court — multiple dock-high doors*

# AREA MAP



*Chicopee Mill sits directly on Atlanta Highway (SR 13), alongside the CSX rail corridor, just south of the SR 13 / I-985 interchange — minutes from downtown Gainesville.*

## PROPERTY PHOTOS

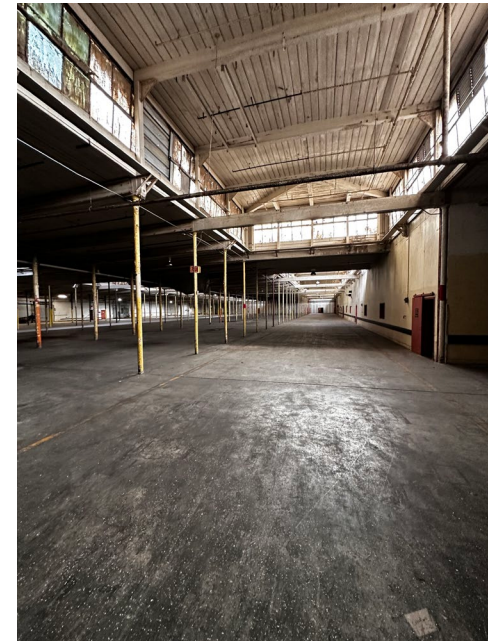
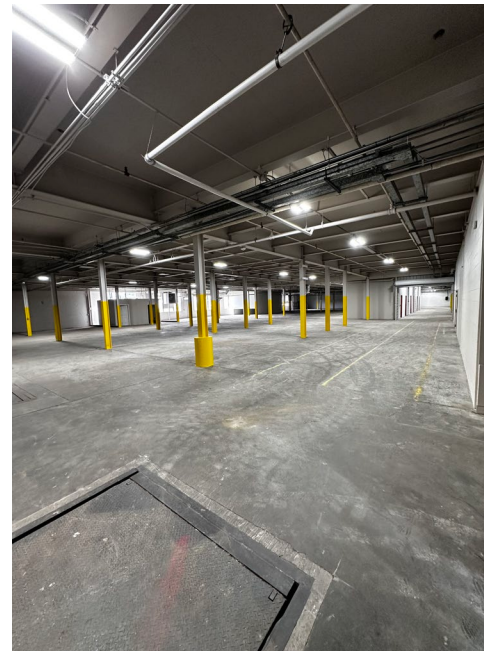
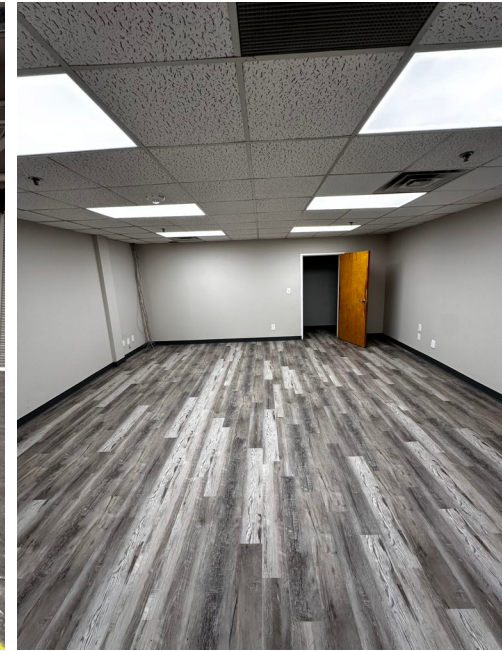
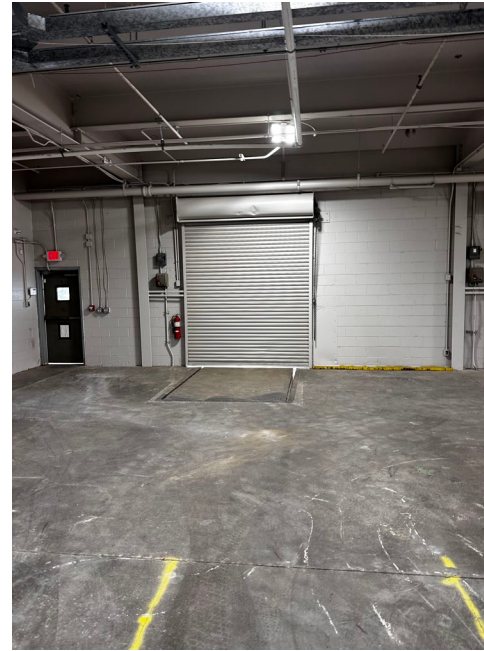


Admin Building — Unit 2100 Entrance



Loading Dock & Warehouse Court

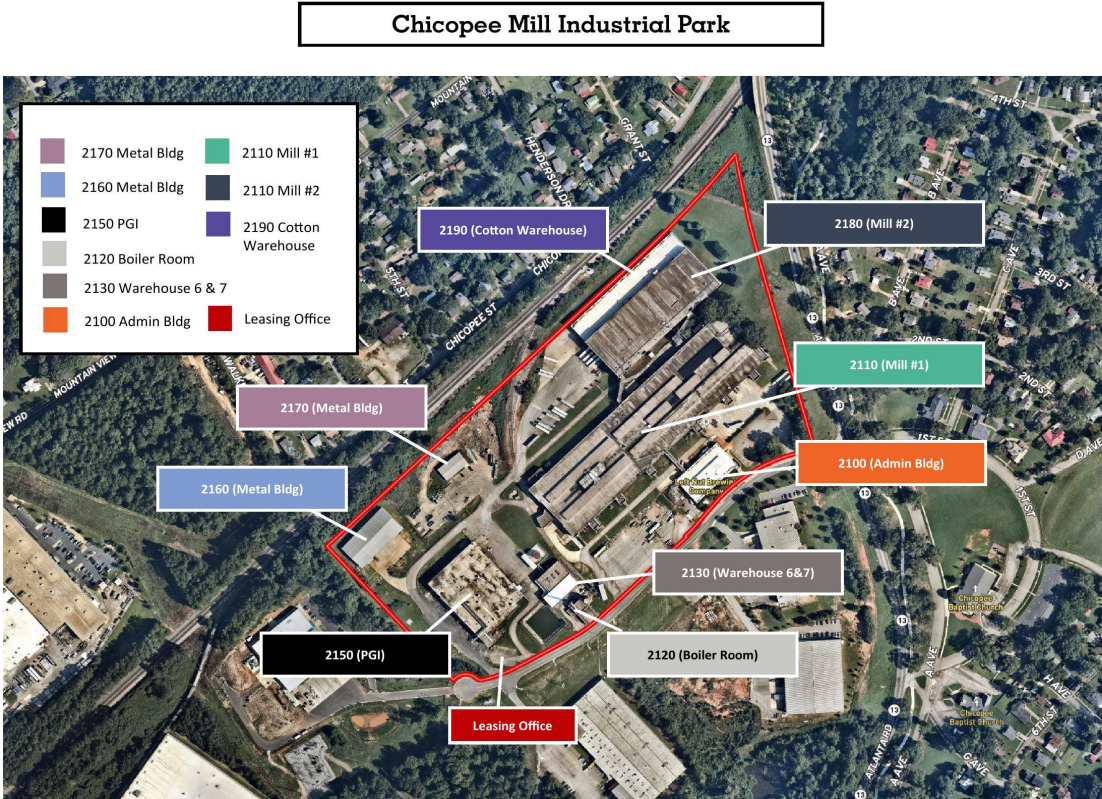
# CHICOPEE MILL | GAINESVILLE, GA 30504



The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof.



# SITE PLAN & AVAILABLE BUILDINGS



## BUILDINGS IN THE PARK

|      |                    |                |
|------|--------------------|----------------|
| 2100 | Admin Building     | ±21,360 SF     |
| 2110 | Mill #1            | ±215,581 SF    |
| 2120 | Boiler Room        | ±4,761 SF      |
| 2130 | Warehouse 6 & 7    | ±12,745 SF     |
| 2150 | PGI (2 levels)     | ±112,472 SF    |
| 2160 | Metal Building     | ±19,934 SF     |
| 2170 | Metal Building     | ±4,946 SF      |
| 2180 | Mill #2 (2 levels) | ±203,180 SF    |
| 2190 | Cotton Warehouse   | Contact Broker |

Buildings can be leased individually or combined for larger footprint requirements. SF figures per architectural as-built drawings; contact broker to confirm current availability.



# BUILDING DETAILS: 2100 & 2110

## BUILDING 2100

*Renovated Brewery / Event Space*

BUILDING SIZE

**21,360 SF**

AVAILABLE SF

**19,760 SF**

DOCK DOORS

**1**

RESTROOMS

**2**

- Existing infrastructure for full-scale brewery
- Extensive natural light with large windows
- Commercial bar area
- Renovated outdoor lounging area

## BUILDING 2110

*256,040 SF Total Building*

### SUITE A — 217,540 SF

- 9 dock doors
- 2,500 SF office
- Space is divisible

### SUITE B — 12,746 SF

- 2 dock doors
- 1 drive-in door
- 3 private offices

## BUILDING DETAILS: 2150 & 2180

### BUILDING 2150

*PGI — Two-Level Industrial*

BUILDING SIZE

**112,472 SF**

UPPER LEVEL AVAILABLE

**55,702 SF**

LOWER LEVEL AVAILABLE

**34,762 SF and 21,938 SF**

- Updated offices — new flooring, paint, trim, and lighting
- Warehouse white-washed with new LED lighting
- Just 2 minutes to I-985
- Can subdivide; extra trailer/truck parking and outdoor storage available

### BUILDING 2180

*Mill #2 — Two-Level Industrial*

BUILDING SIZE

**157,500 SF**

AVAILABLE SF

**73,000 SF**

CLEAR HEIGHT

**24'**

- 1 dock-high door
- HVAC throughout
- Flexible lease terms



# GAINESVILLE–HALL COUNTY HIGHLIGHTS

## AN ESTABLISHED INDUSTRIAL HUB

Hall County is one of Northeast Georgia's leading manufacturing and logistics markets, long anchored by the region's poultry-processing industry and now home to a growing base of distribution and light-industrial users. Industrial space accounts for the large majority of commercial leasing activity in Gainesville, supported by direct access to I-985 and the broader metro Atlanta supply chain.

## A DEEP LOCAL WORKFORCE

Located minutes from downtown Gainesville, the property draws on a regional population of roughly 226,600 residents and a Gainesville–Hall County MSA that has grown about 7.9% since 2020 — giving tenants convenient access to a stable, established labor pool.

## LAKE LANIER & QUALITY OF LIFE

Lake Lanier, with nearly 700 miles of shoreline, sits minutes away and offers boating, fishing, and waterfront dining — a quality-of-life draw that helps local employers attract and retain workforce talent in the area.

## NORTHEAST GEORGIA MEDICAL CENTER

The region's main hospital system offers 653 beds, a Level I Trauma Center, and 28 operating rooms, with a new \$566 million expansion completed in 2025 — a major regional employer and amenity just minutes from the property.

# TRANSPORTATION & LOGISTICS

*Figures reflect regional highway, port, and rail access across Georgia's Northeast industrial corridor.*

## GEORGIA HIGHWAY ACCESS

- I-85 Access (Exit 64) — 1.9 miles
- Fairburn CSX Intermodal — 4.1 miles
- Interstate 285 — 4.6 miles
- Interstate 75 — 10.2 miles
- Hartsfield-Jackson International Airport — 11.8 miles

## ON-SITE RAIL & INLAND PORT PROXIMITY

- Norfolk Southern rail spur located on site
- Less than 10 miles from the future Northeast Georgia Inland Port
- Direct rail link to the Port of Savannah via Norfolk Southern

## DEEPWATER PORT ACCESS

- Port of Savannah — 252 miles
- Port of Pensacola — 310 miles
- Port of Brunswick — 313 miles
- Port of Charleston — 317 miles
- Port of Jacksonville — 350 miles

## INLAND PORT BUILD-OUT

- Planned 104-acre facility serving the I-85/985 logistics corridor
- Rail terminal opens with 9,000 ft of track, expanding to 18,000 ft at full build-out
- Rail delivery can shorten truck transit time from ~7 hours to under 30 minutes



# CHICOPEE MILL HISTORY

In 1927, Chicopee Mill marked a dramatic departure from the prevailing factory design of the era, becoming the nation’s first modern, one-story cotton mill. Johnson & Johnson enlisted a highly regarded landscape architect to design Chicopee Village — a dedicated community built for the mill’s employees, featuring 250 contemporary houses, a school, and a medical facility.

The campus-like setting departed sharply from the traditional cotton mills of its time — some likened it to a college campus. Under Robert Wood Johnson’s personal direction, the venture reflected a paternalistic management philosophy: a belief that good labor relations and a genuine commitment to workforce well-being were integral to good business.

## CHICOPEE MILL

BUILT

1927

BUILT BY

Johnson & Johnson

EMPLOYEE HOMES

250

COMMUNITY NAME

Chicopee Village

COMMUNITY AMENITIES

School & medical facility

*“This was Robert Wood Johnson’s personal endeavor, aimed at creating a highly productive establishment rooted in a management commitment to workforce well-being and the belief that good labor relations were integral to good business.”*

— James J. Lorence, Georgia Historical Quarterly



# TAX INCENTIVES

Qualified businesses in Gainesville-Hall County may be eligible for Georgia’s Job Tax Credit Program: companies that create at least 25 new full-time jobs in a calendar year can receive a \$1,250 credit per job, per year, for five years. For example:  $\$1,250 \times 25 \text{ new jobs} \times 5 \text{ years} = \$156,250$  in tax credits.

| NEW JOBS CREATED / YEAR | ANNUAL TAX SAVINGS | 5-YEAR CUMULATIVE SAVINGS |
|-------------------------|--------------------|---------------------------|
| 25                      | \$31,250           | \$156,250                 |
| 50                      | \$62,500           | \$312,500                 |
| 100                     | \$125,000          | \$625,000                 |
| 200                     | \$250,000          | \$1,250,000               |
| 400                     | \$500,000          | \$2,500,000               |

*Incentives shown are illustrative of Georgia’s statewide Job Tax Credit Program; qualifying job counts, credit tiers, and eligibility vary by county tier and use. Contact broker for current program details and site-specific eligibility.*



# METRO ATLANTA: A TOP JOB-GROWTH MARKET

## A TOP-TIER METRO MARKET

Metro Atlanta is the 9th-largest MSA in the United States, with an estimated 5.78 million people across a 29-county region — and job growth of roughly 23% since 2010.

## CORPORATE HEADQUARTERS HUB

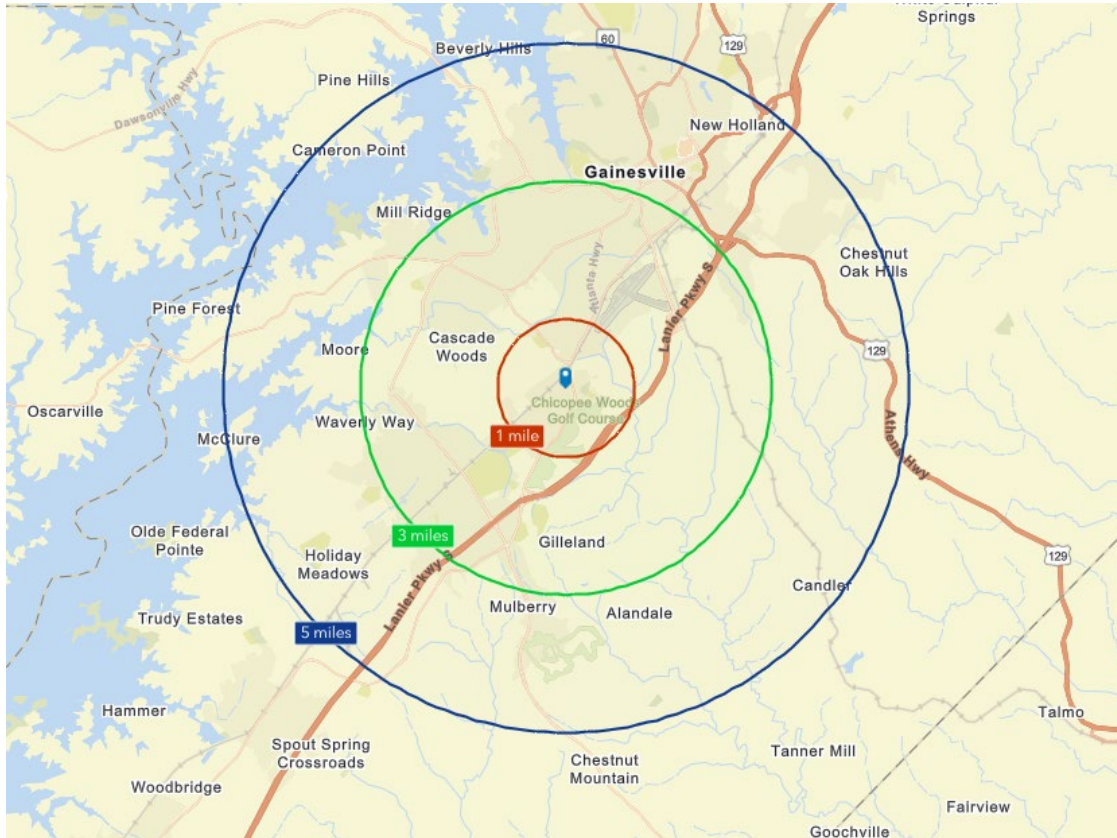
Metro Atlanta is home to 29 Fortune 500/1000 headquarters (16 of them Fortune 500), which together generated approximately \$429 billion in aggregate revenue in fiscal year 2020.

## WORLD'S BUSIEST AIRPORT

Hartsfield-Jackson International Airport has been the world's busiest airport by passenger traffic since 1998, handling roughly 107 million annual travelers and generating an estimated \$34.8 billion in annual economic impact.

## GEORGIA: #1 FOR BUSINESS

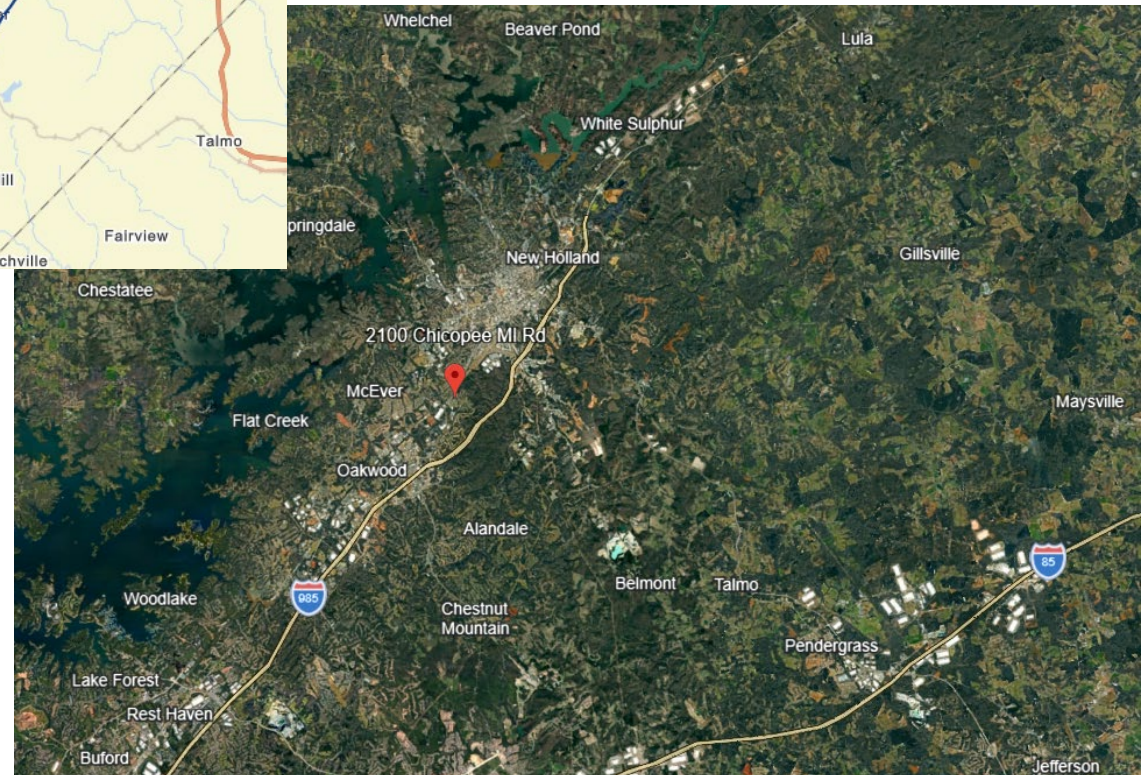
Georgia has been ranked the #1 state in the nation for doing business for eight consecutive years by Site Selection. Population growth since 2010: Atlanta 34%, Georgia 28%, vs. 8% nationally.



## MILE RADIUS FROM DOWNTOWN GAINESVILLE

1-Mile Radius   3-Mile Radius   5-Mile Radius

There are approximately seven multifamily communities surrounding **Downtown**, placing a strong residential base within easy walking distance of the property. This nearby population supports consistent activity and visibility for any retail, restaurant, or office use. The businesses here are truly embedded in the rhythm of neighborhood life, benefiting from steady local engagement and foot traffic throughout the day. Additionally, the nearby **Highlands to Islands Trail** enhances accessibility and connectivity, drawing walkers, runners, and cyclists directly through Downtown Gainesville.



## LOCATION MAP



The information contained herein is from other sources and believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Some images may have been AI Generated and/or altered for visual assistance. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors and change without notice.