



# CANDLER

## REAL ESTATE

2136 Hilton Dr | Gainesville, GA 30501  
Industrial Building For Lease

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Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | [candler.com](http://candler.com)

Local Understanding  
+ **Industry Expertise**

# Office/Warehouse Space For Lease

2136 Hilton Dr, Gainesville, GA 30501



## Property Description

2136 Hilton Drive offers versatile industrial flex space ideal for businesses needing a blend of office and warehouse functionality. This building features a well-appointed office area suitable for administrative, customer-facing, or operational use, paired with a spacious warehouse designed for efficient storage, production, or distribution. Drive-up dock doors provide easy loading and unloading, allowing seamless access for trucks and deliveries. This location delivers excellent functionality for growing companies seeking convenience, flexibility, and accessibility.

## Property Highlights

- Zoned L-1
- \$ 0.81 Operating Expenses
- 18 dedicated parking spaces
- Fully air-conditioned office and warehouse
- Four bathrooms
- High end finishes in the office area
- Mezzanine that overlooks the warehouse floor
- 3 Dock High Doors
- 2 Drive-in Doors
- 3-phase power - 800 amps
- All Utilities

## Offering Summary

|               |                  |
|---------------|------------------|
| Lease Rate:   | \$14 SF/yr (NNN) |
| Available SF: | 13,800 SF        |
| Zoning:       | Light Industrial |

## Presented By:

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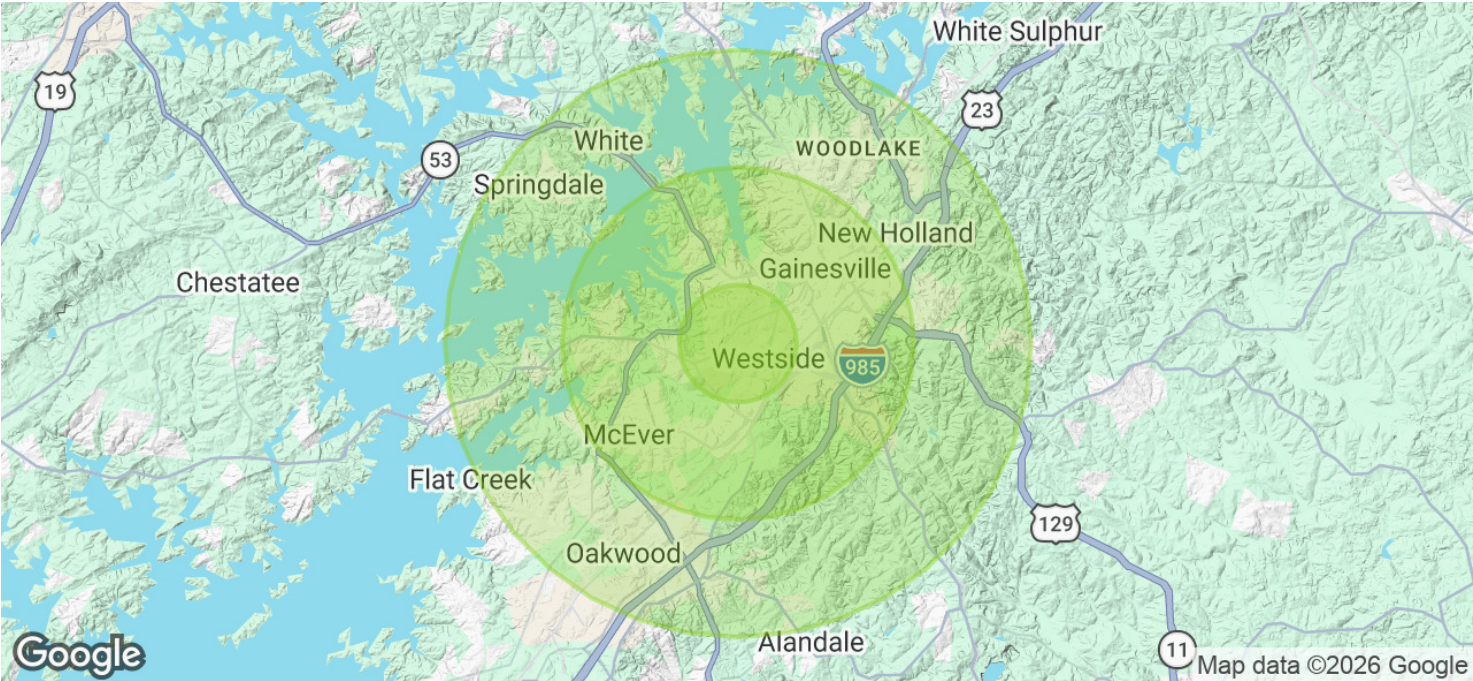
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# Office/Warehouse Space For Lease

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| Population           | 1 Mile | 3 Miles | 5 Miles |
|----------------------|--------|---------|---------|
| Total Population     | 10,016 | 44,718  | 78,589  |
| Average Age          | 25.4   | 32.7    | 35.9    |
| Average Age (Male)   | 26.2   | 32.2    | 35.4    |
| Average Age (Female) | 24.7   | 34.5    | 37.4    |

| Households & Income | 1 Mile    | 3 Miles   | 5 Miles   |
|---------------------|-----------|-----------|-----------|
| Total Households    | 2,521     | 14,419    | 26,305    |
| # of Persons per HH | 4.0       | 3.1       | 3.0       |
| Average HH Income   | \$67,353  | \$85,898  | \$89,699  |
| Average House Value | \$207,486 | \$289,613 | \$335,435 |

2023 American Community Survey (ACS)

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