



CANDLER

REAL ESTATE

1655 Oakbrook Drive | Gainesville, GA 30507
Industrial Flex Space For Lease

LEE HEMMER, CCIM, SIOR

Principal/Managing Broker lee@candler.com

Candler Real Estate | 135 Maple Street NW, Gainesville GA | 770.988.6383 | candler.com

Local Understanding
+ Industry Expertise

Industrial Building For Lease

1655 Oakbrook Drive, Gainesville, GA 30507



Property Description

Fully air-conditioned Office/Warehouse space for lease
1,500 +/- SF office space
Office renovation in progress
400 amp 3-phase 208 power
One dock door with EOD leveler
One drive in door (12' x 14")
16-21 ft ceilings

Offering Summary

Lease Rate:	\$12 SF/yr (NNN)
Zoning:	I-2
Building Size:	10,400 SF

Demographics	3 Miles	5 Miles	10 Miles
Total Households	4,400	21,097	62,307
Total Population	17,604	69,482	185,465
Average HH Income	\$77,258	\$82,128	\$104,890

Presented By:

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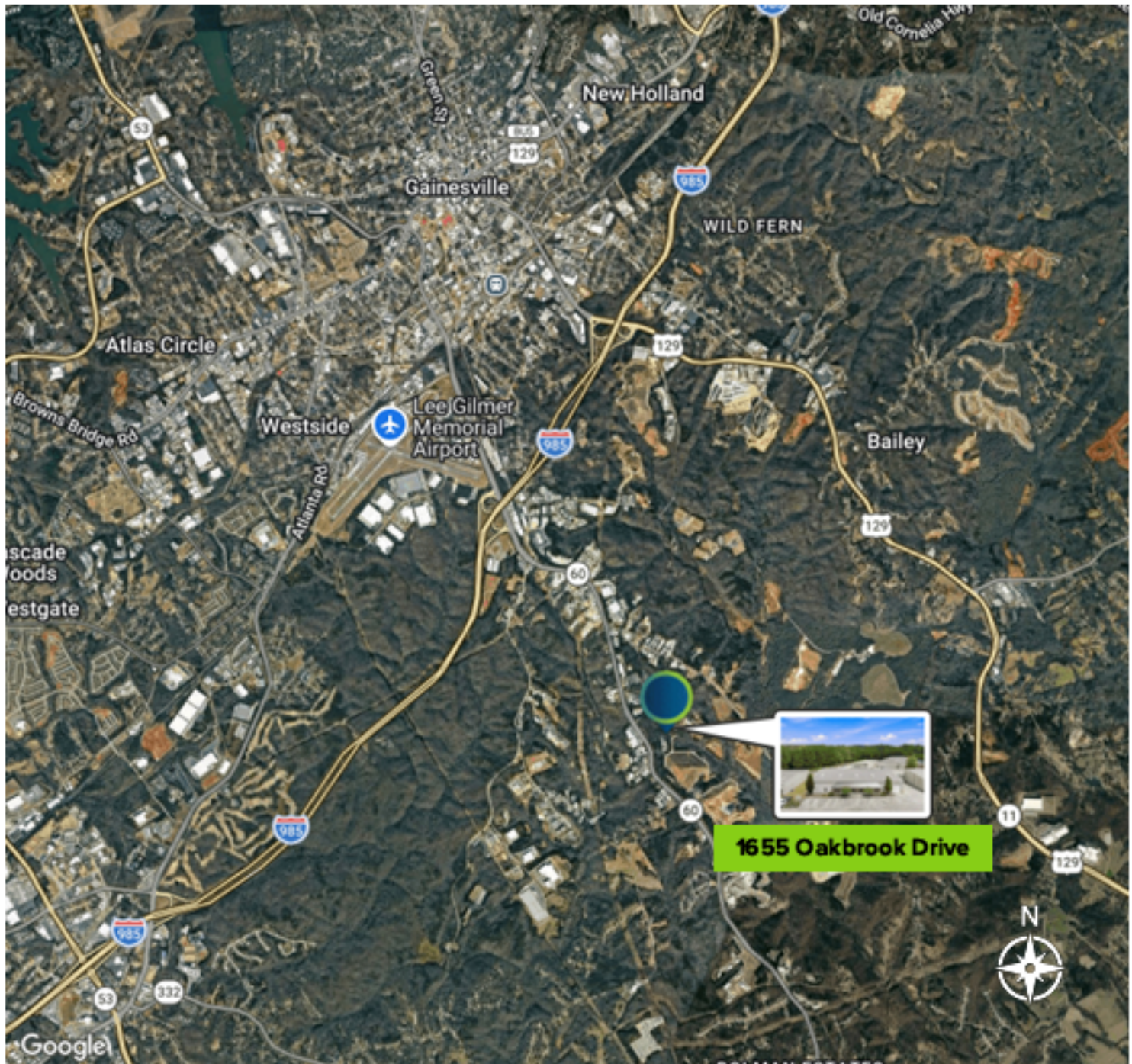
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Population	3 Miles	5 Miles	10 Miles
Total Population	17,604	69,482	185,465
Average Age	32.8	32.5	37.8
Average Age (Male)	32.8	32.2	37.6
Average Age (Female)	33.8	33.6	38.5

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	4,400	21,097	62,307
# of Persons per HH	4.0	3.3	3.0
Average HH Income	\$77,258	\$82,128	\$104,890
Average House Value	\$217,822	\$247,297	\$365,177

2023 American Community Survey (ACS)

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