



FOR LEASE

HISTORIC BREWERY / EVENT / CREATIVE FLEX SPACE

2100 CHICOPEE MILL ROAD | GAINESVILLE, GA 30504

19,760 SF AVAILABLE | HISTORIC CHICOPEE MILL

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**A rare adaptive-reuse
opportunity pairing
authentic historic character
with existing specialty
infrastructure and flexible
occupancy potential.**

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OFFERING SUMMARY

LEASE RATE: CONTACT BROKER

AVAILABLE AREA	19,760 SF
BUILDING SIZE	21,360 SF
LOT SIZE	1.12 AC
YEAR BUILT	1927
ZONING	L-I
CLEAR HEIGHT	16 FT
ACCESS	1 DOCK / 1 DRIVE-IN
POWER	3-PHASE
BUILD-OUT	FULL
AVAILABILITY	30 DAYS

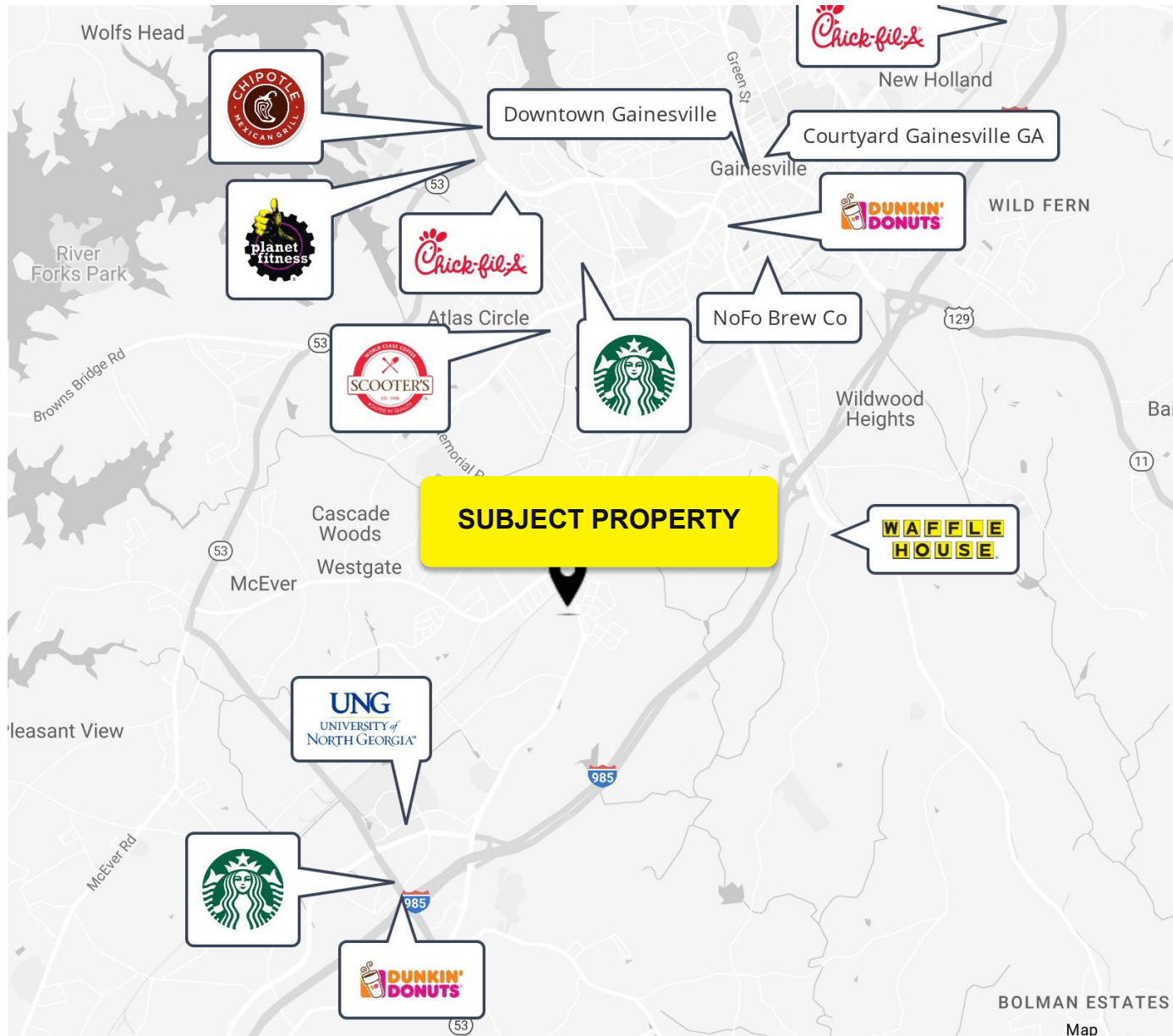


A DISTINCTIVE ADAPTIVE-REUSE OPPORTUNITY

- Existing infrastructure for full-scale brewery operations
- Commercial bar area and renovated outdoor lounging area
- Extensive natural light through oversized industrial windows
- Masonry construction with authentic historic character
- Flexible potential for brewery, event, showroom and creative-flex users



LOCATION OVERVIEW



POSITIONED BETWEEN DOWNTOWN AND I-985

- Established historic industrial campus
- Convenient access to I-985 and regional corridors
- Approximately four miles south of Downtown Gainesville
- Near UNG Gainesville Campus
- Close to Chicopee Woods and Elachee Nature Science Center
- Within Hall County's primary manufacturing and employment base

A LOCATION THAT SUPPORTS BOTH DESTINATION AND INDUSTRIAL USES



PROPERTY IMAGES



EVENING EXTERIOR



MAIN PRODUCTION / EVENT FLOOR



DOCK / DRIVE-IN ACCESS



HISTORIC ADMINISTRATION BUILDING



FEATURES & USE POTENTIAL



**TURNKEY CHARACTER.
MULTIPLE PATHS TO
OCCUPANCY.**

EXISTING INFRASTRUCTURE

- Commercial bar area
- Existing brewery infrastructure
- Open floor plate with natural light
- Renovated outdoor lounge
- Dock and drive-in access
- 3-phase power

TARGET USER PROFILES

- Brewery / taproom / specialty beverage
- Event or entertainment venue
- Creative office / showroom
- Production / light assembly
- Food-and-beverage or experiential concept
- Corporate gathering / hospitality use

All uses are subject to zoning, licensing, occupancy and governmental approvals.



HISTORIC IDENTITY + MARKET MOMENTUM

The Chicopee Mill and Village Historic District is a planned industrial town dating to 1927. Its authentic architecture gives this opportunity a built-in story that conventional flex space cannot replicate.



1927

ORIGINAL CONSTRUCTION

222,938

HALL COUNTY POPULATION
2025 EST.

7.9%

MSA GROWTH
2020-2025

330+

MANUFACTURING &
PROCESSING CONCERNS



COMMUNITY HIGHLIGHTS



DOWNTOWN GAINESVILLE

A regional business, dining and entertainment center approximately four miles north of Chicopee.

150,000+

DAYTIME POPULATION IN GAINESVILLE

**STRONGER CUSTOMER, TALENT
AND BUSINESS RECRUITMENT STORY**



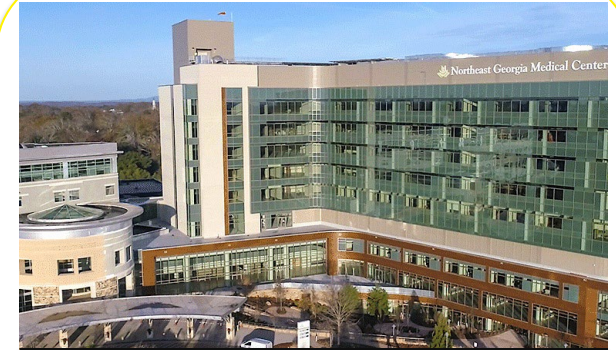
QUALITY OF LIFE

Lake Lanier and the 1,440-acre Chicopee Woods Nature Preserve strengthen recruitment and quality of life.

1,440 AC

CHICOPEE WOODS NATURE PRESERVE

**STRONGER CUSTOMER, TALENT
AND BUSINESS RECRUITMENT STORY**



EMPLOYMENT & HEALTHCARE

Gainesville–Hall County combines a deep manufacturing base with major healthcare and professional employment.

92,380

HALL COUNTY EMPLOYMENT (2023)

**STRONGER CUSTOMER, TALENT
AND BUSINESS RECRUITMENT STORY**

