



FOR LEASE | **465,024 SF**
2850 GAINESVILLE HWY | **ALTO, GEORGIA**

LUKE HERDER 414-244-9575 | LHERDER@PHOENIXINVESTORS.COM



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PROPERTY HIGHLIGHTS



**EASY ACCESS TO
I-985/HWY 23 & I-85**



**SECURITY FENCING
WITH GATED ACCESS**



**2100+ FT OF PRIMARY
STREET FRONTAGE**



**SPACE TO PARK
OVER 150 TRAILERS**



**193,074 SF
AVAILABLE
12/1/2024**



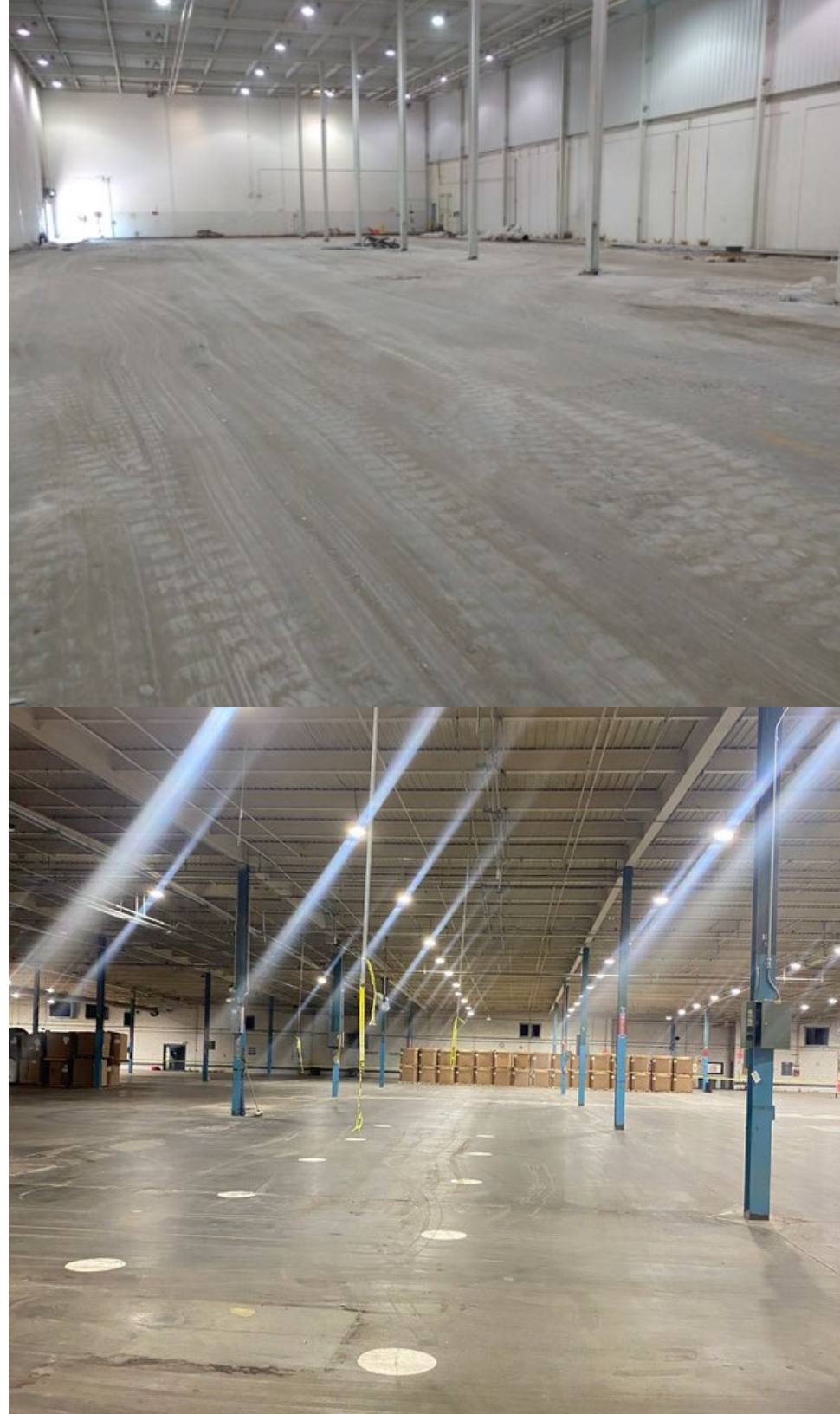
**183,542 SF
AVAILABLE
9/1/2025**



PROPERTY DETAILS

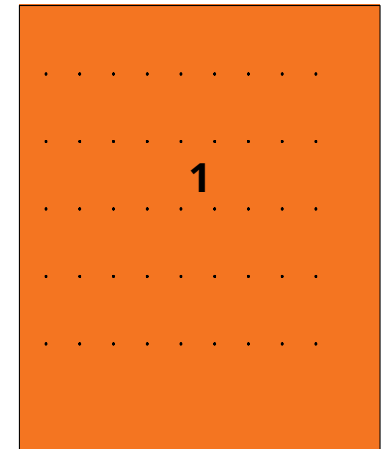
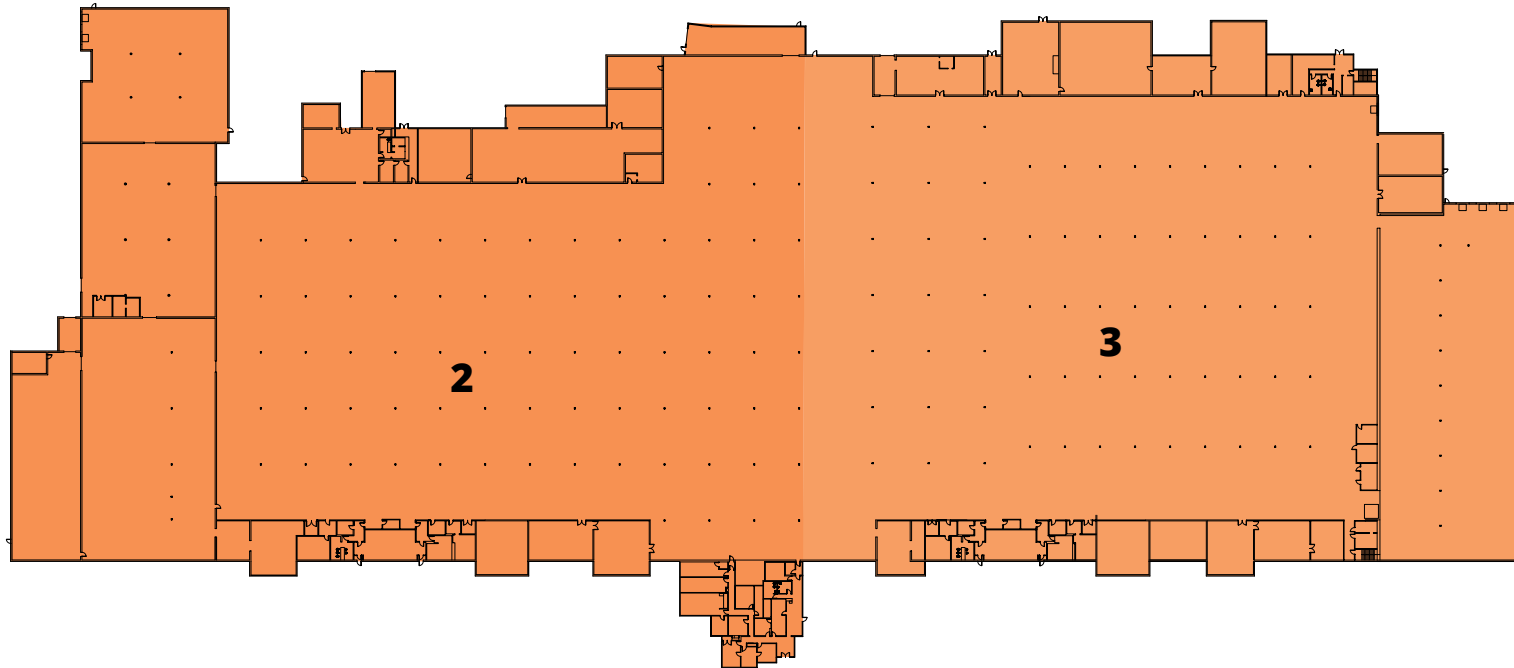
2850 GAINESVILLE HWY | ALTO, GA

AVAILABLE SPACE	465,024 SF
BREAKDOWN	88,408 SF Basement 193,074 SF Available 12/1/2024 183,542 SF Available 9/1/2025
FLOORS	1
DOCK DOORS	9
DRIVE-IN DOORS	6
CRANES	Six 2-Ton & Eight 1-Ton
CLEAR HEIGHT	18' - 30'
COLUMN WIDTH/DEPTH	32' x 40'
WALLS	Metal and Masonry
FLOORS	7 1/4" - 9 1/4"
YEAR BUILT	1967 Renovated 1993 & 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent and LED
POWER	Heavy Power Throughout
PARKING	300+ Surface Spaces 150 Trailer Spots
LAND AREA	106.2 Acres
ZONING	M - 1
PARCEL ID	B12-003-1 B12-003-2
OPEX ESTIMATE	\$0.35/SF



FLOOR PLAN

2850 GAINESVILLE HWY | ALTO, GA

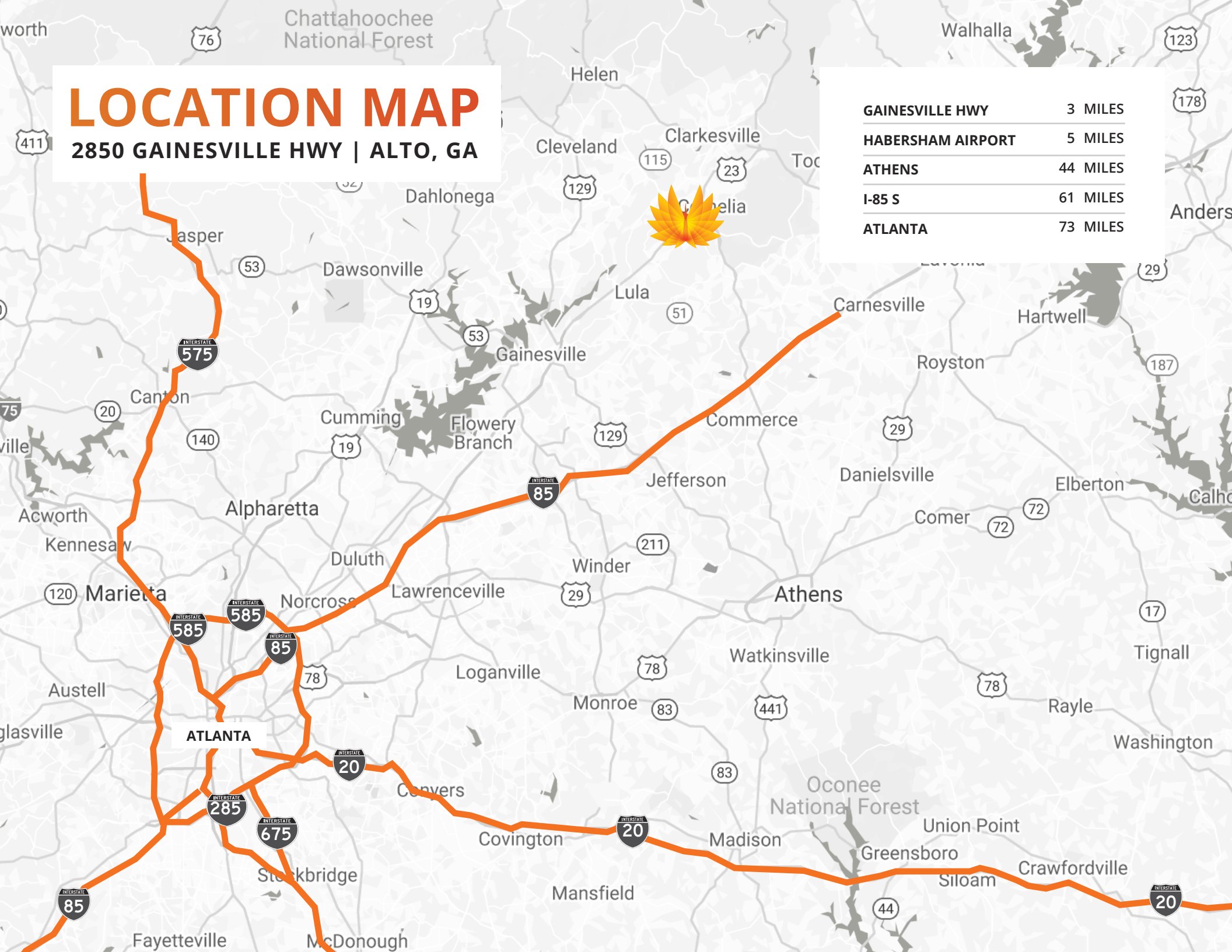


NUMBER	SPACE DESIGNATION	DRIVE-IN DOORS	CLEAR HEIGHT	COLUMN SPACE	DOCKS	SQUARE FEET
1	BASEMENT	0	9'	25' x 50'	0	88,408 SF
2	AVAILABLE 12/1/2024	3	18'	32' x 40'	5	193,074 SF
3	AVAILABLE 9/1/2025	3	18' - 30'	32' x 40'	4	183,542 SF
TOTAL						465,024 SF

LOCATION MAP

2850 GAINESVILLE HWY | ALTO, GA

GAINESVILLE HWY	3 MILES
HABERSHAM AIRPORT	5 MILES
ATHENS	44 MILES
I-85 S	61 MILES
ATLANTA	73 MILES





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