



**FOR LEASE**

**2850 GAINESVILLE HWY**

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**271,950 SF**

**ALTO, GEORGIA**



**PHOENIX  
LOGISTICS**

*Strategic Real Estate. Applied Technology. Tailored Service.*

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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**

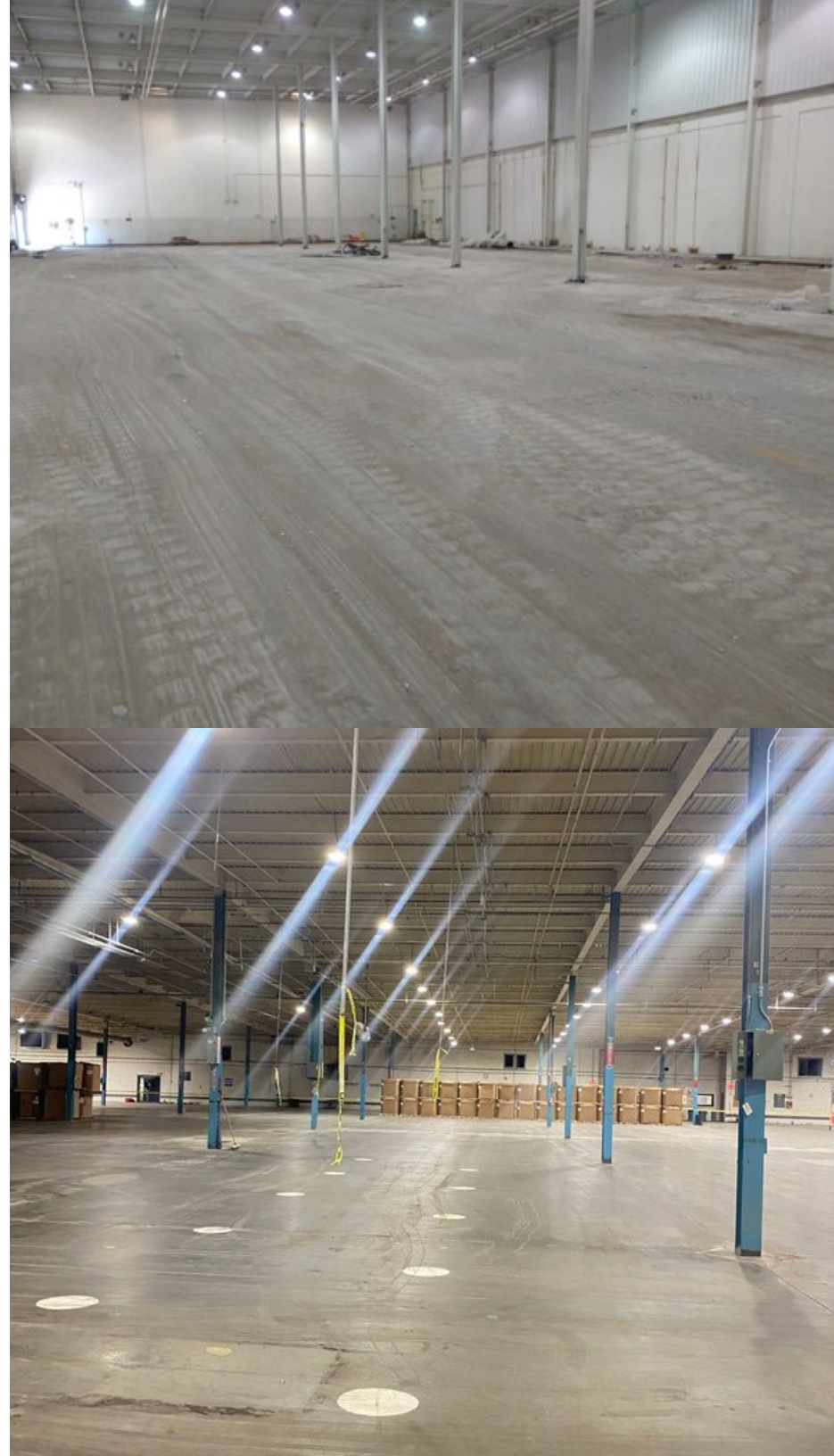


# PROPERTY DETAILS

2850 GAINESVILLE HWY | ALTO, GA

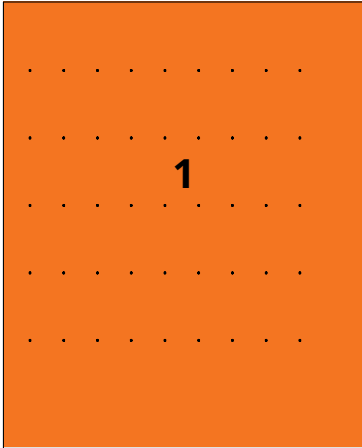
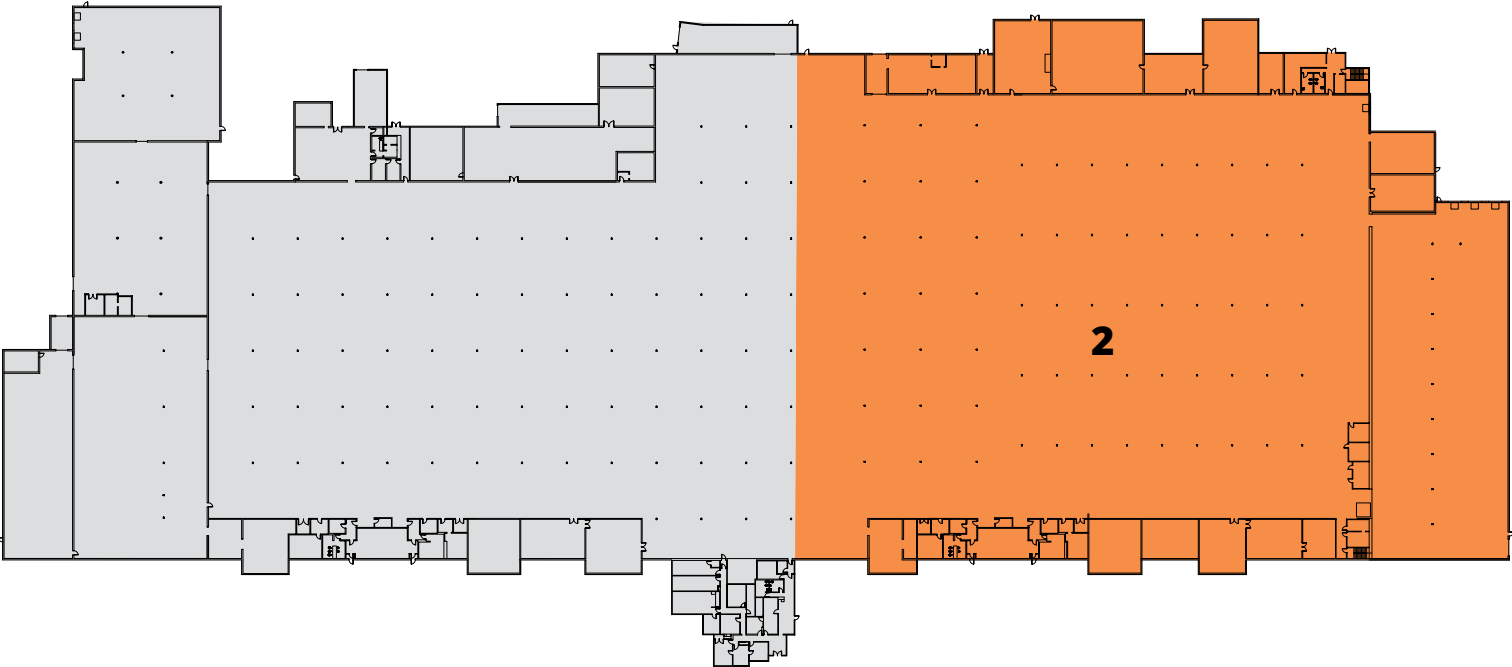
AVAILABLE SPACE	271,950 SF
FLOORS	1
DOCK DOORS	9
DRIVE-IN DOORS	6
CRANES	Six 2-Ton & Eight 1-Ton
CLEAR HEIGHT	18' - 30'
COLUMN WIDTH/DEPTH	32' x 40'
WALLS	Metal & Masonry
FLOORS	7 1/4" - 9 1/4"
YEAR BUILT	1967   Renovated 1993 & 1997
FIRE SUPPRESSION	100% Wet
LIGHTING	Fluorescent & LED
POWER	Heavy Power Throughout
PARKING	300+ Surface Spaces   150 Trailer Spots
LAND AREA	106.2 Acres
ZONING	M - 1
PARCEL ID	B12-003-1   B12-003-2
<b>OPEX ESTIMATE</b>	<b>\$0.84/SF</b>

[VIEW A VIDEO OF THIS PROPERTY](#)



# 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	3	18' - 30'	32' x 40'	4	183,542 SF
<b>TOTAL</b>						<b>271,950 SF</b>

# LOCATION MAP

2850 GAINESVILLE HWY | ALTO, GA

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

