

FLEX-SPACE BUILDING FOR LEASE

Mountain View Business Park

5289 Mountain Center Plaza; Lula, GA
Hall County, GA – GA HWY 365 NORTH

SNAPSHOT

- 7,500 SF Available
- All Utilities
- Adjacent to GA Hwy 365
- Business Park Environment



For More Details Contact:
Chris Braswell
678-617-1294
cbraswell@nortoncommercial.com

NORTON
Commercial Acreage Group, LLC
434 Green Street
Gainesville, GA 30501



The information contained herein is from sources deemed to be reliable. No independent investigation of the property or the information contained herein has been made and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms are subject errors and or change without notice.

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BUILDING SPECS

- Total Building: 10,000 SF
- All Utilities
- Minimum Leasable SF: 7,500 SF



5289 Mtn. Center Plaza

7,500 SF
Flex-Space



To
Gainesville

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BUILDING SPECS

- 3-Phase Power
- Water & Sewer
- ADA Accessible
- 18'-0 Front Wall Height
- LED Lighting



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Mountain View Business Park

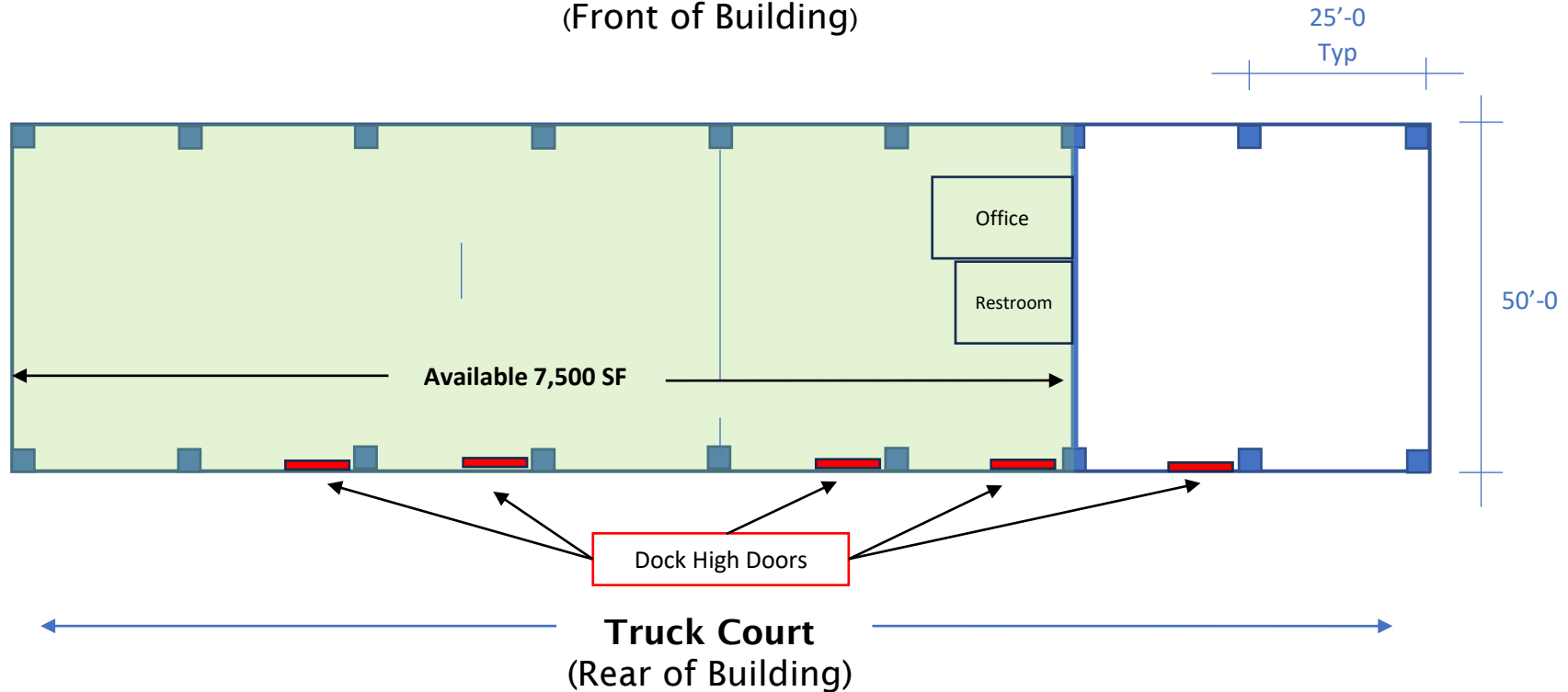
5289 Mountain Center Plaza; Lula, GA
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BUILDING SPECS

- Total Building: 200'-0 x 50'-0
- Typ Bays: 25'-0 x 50'-0
- 6 Bays Available
- Dock-high Doors
- Truck Court

Building Floorplan_Available SF

(Front of Building)



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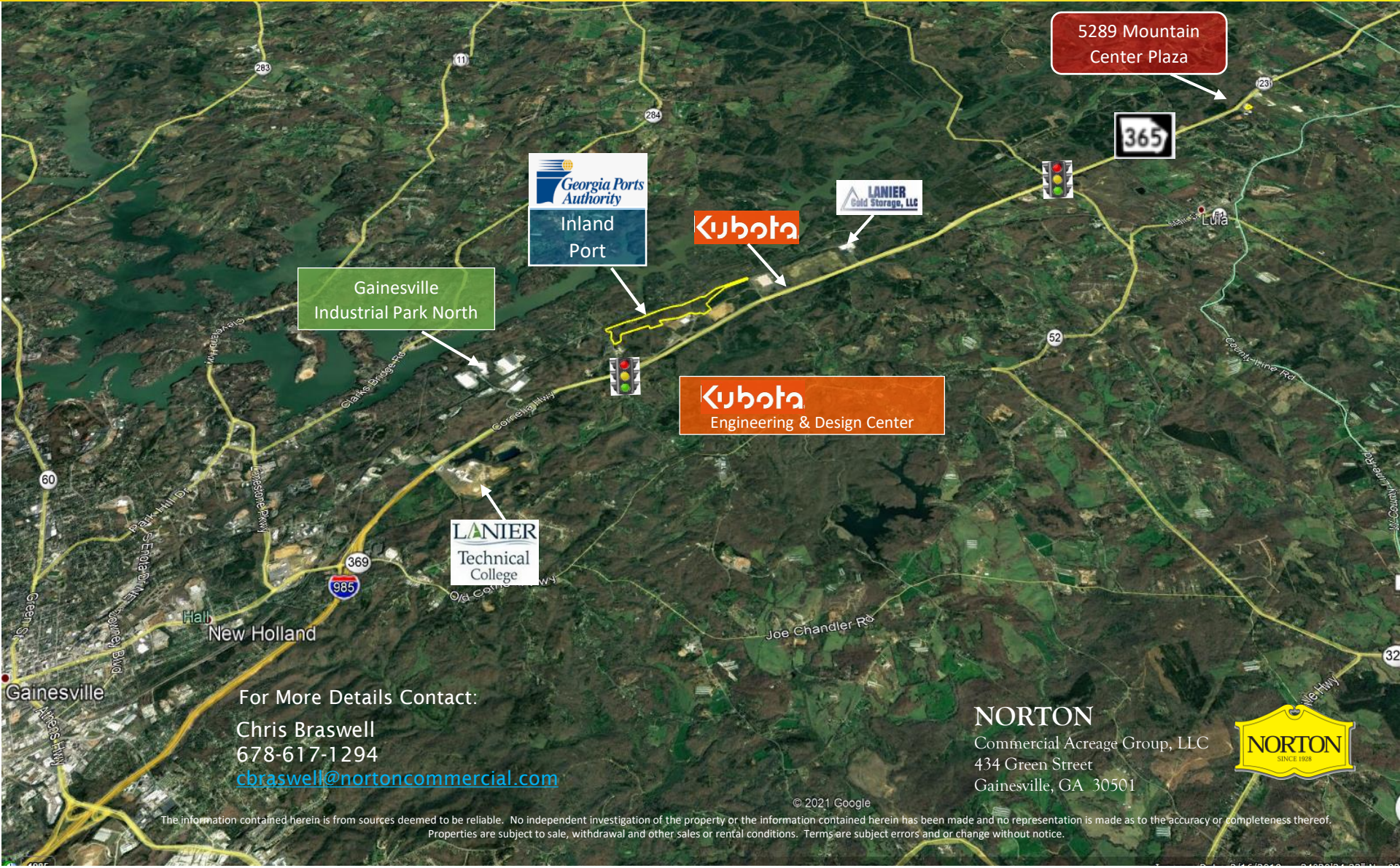
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APPROXIMATE DRIVE TIMES:

- Inland Port: 7 Min
- Ind Park North: 9 Min
- Lanier Tech: 10 Min
- I-985/Exit22 @ US129:
14 Min



Gainesville
Industrial Park North

Georgia Ports
Authority
Inland
Port

Kubota

LANIER
Gold Storage, LLC

5289 Mountain
Center Plaza

365

Kubota
Engineering & Design Center

LANIER
Technical
College

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SITE LOCATION &
HALL COUNTY
DEMOGRAPHICS

HALL COUNTY, GA

DEMOGRAPHICS

2022 POPULATION

204,953

1.61% 1-YEAR GROWTH

2022 POVERTY RATE

13.5%

3.4% 1-YEAR DECREASE

2022 MEDIAN HOUSEHOLD INCOME

\$74,153

9.74% 1-YEAR GROWTH

2022 MEDIAN PROPERTY VALUE

\$277,900

19% 1-YEAR GROWTH

2022 MEDIAN AGE

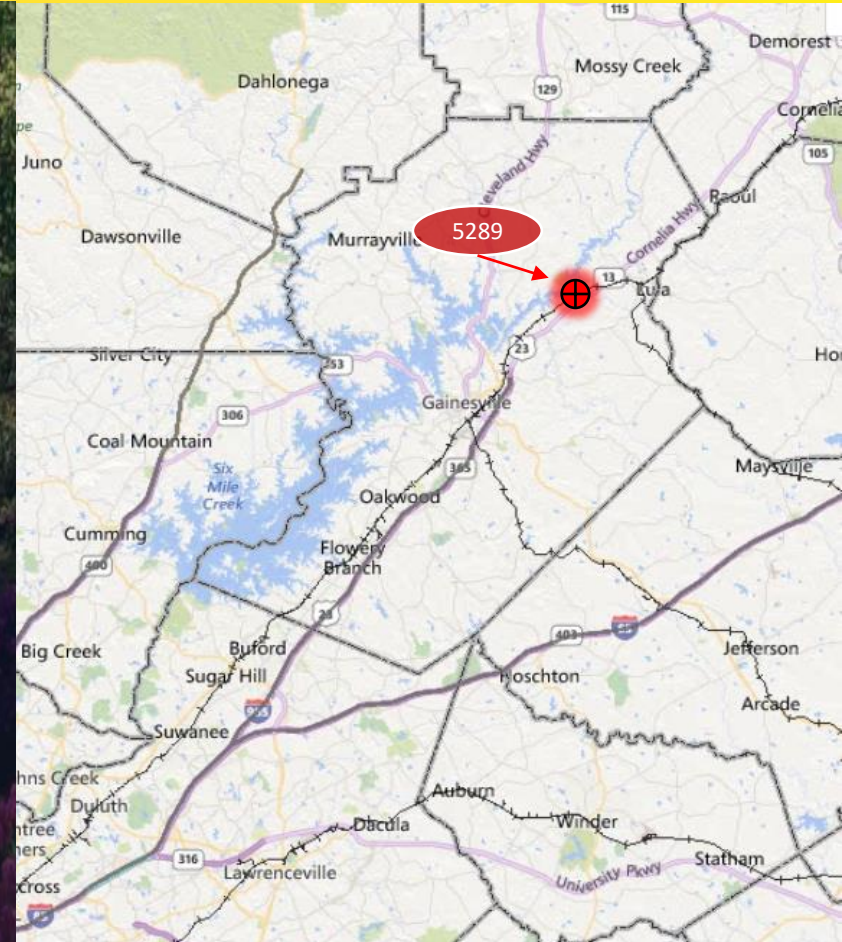
37.8

0.8% 1-YEAR INCREASE

2022 EMPLOYED POPULATION

98,562

1.21% 1-YEAR GROWTH



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