

GATEWAY LOGISTICS CENTRE

3401 GATEWAY CENTRE PARKWAY, GAINESVILLE, GA 30507

INDUSTRIAL SPACE FOR LEASE

±140,000 - 200,000 SF AVAILABLE

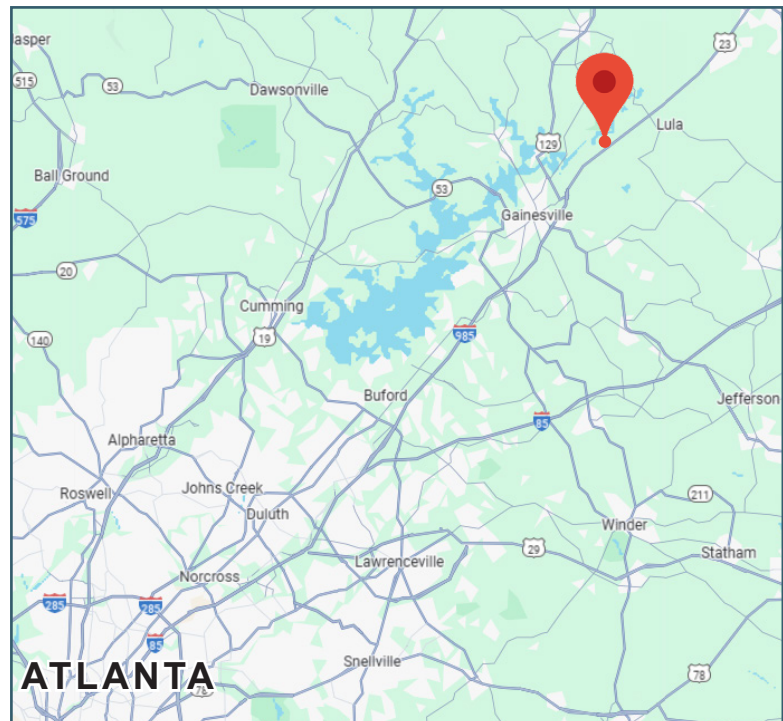


PROPERTY INFORMATION

BUILDING SIZE	±165,880 SF
OFFICE	BTS
COLUMN SPACING	56' W x 46' D (60 Loading Bays)
CLEAR HEIGHT	TBD (32' - 36' minimum)
DOCK-HIGH DOORS	31
DRIVE-IN DOORS	2
AUTO PARKING	98
TRAILER PARKING	24

LOCATION

- Adjacent to the New **NE Georgia Inland Port**
- ±0.2 mi to GA-365/US-23
- ±4.5 mi to I-985



All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.



Hughes Commercial Real Estate, Inc.
8215 Roswell Road, Building 700
Atlanta, GA 30350
770-559-1099 | hughes-cre.com

Matt Nelsen	404-431-0971	matt@hughes-cre.com
Weston Gurr	770-364-0078	weston@hughes-cre.com
Tommy Hughes, Jr.	404-218-5080	tommy@hughes-cre.com

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POTENTIAL SITE PLAN OPTIONS

±165,880 SF OPTION



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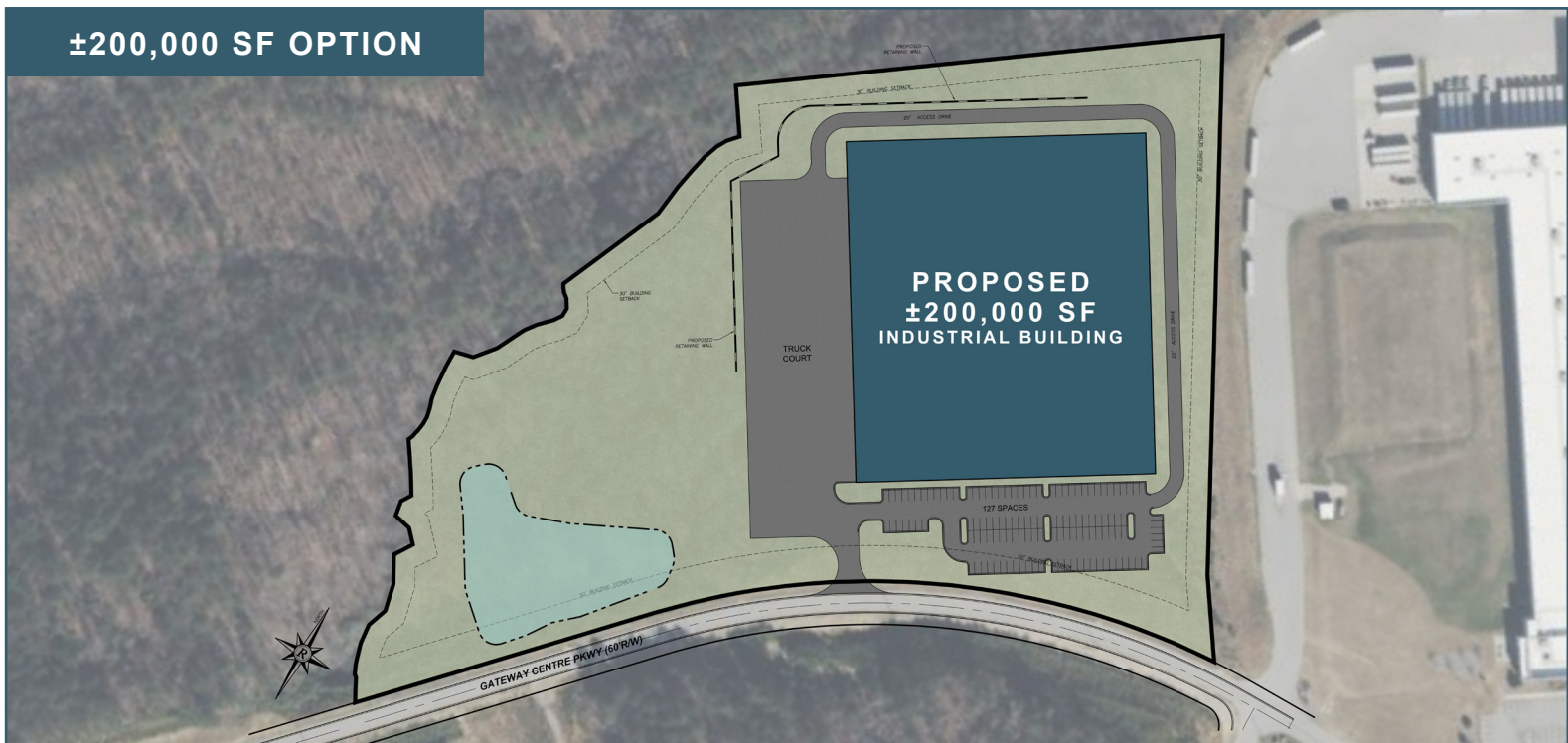
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POTENTIAL SITE PLAN OPTIONS CON'T.

±140,000 SF OPTION



±200,000 SF OPTION



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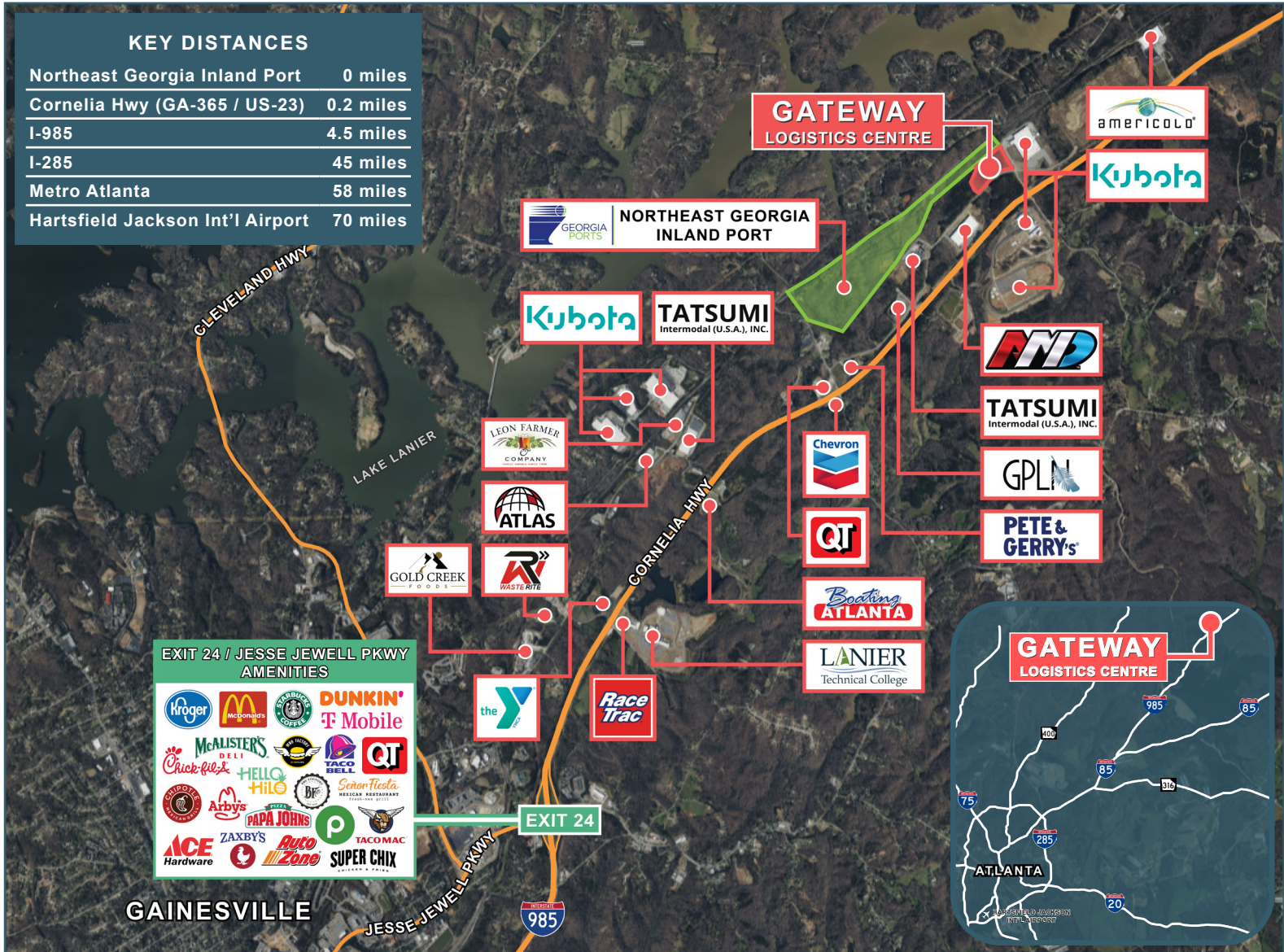
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LOCAL AMENITIES & CORPORATE NEIGHBORS

KEY DISTANCES

Northeast Georgia Inland Port	0 miles
Cornelia Hwy (GA-365 / US-23)	0.2 miles
I-985	4.5 miles
I-285	45 miles
Metro Atlanta	58 miles
Hartsfield Jackson Int'l Airport	70 miles



NORTHEAST GEORGIA INLAND PORT



- Direct rail connection between Northeast Georgia & the Savannah Port
- Expected to begin Operating Q1 2026
- Annual Container Lift Capacity: 200,000 Containers
- 18,000 feet of Operational Track (6 - 10,000 foot trams simultaneously)
- Eliminates 600-mile round trip truck journey to Port of Savannah

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