

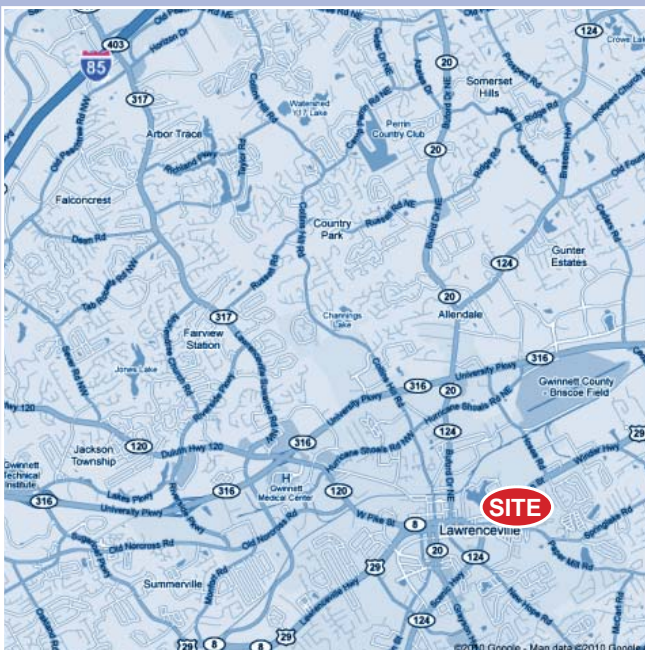
# FLEX/OFFICE - FOR SALE - BANK OWNED

135 STANLEY COURT  
LAWRENCEVILLE, GA 30045  
GWINNETT COUNTY



SPACE AVAILABLE  
25,200 SF on 2.26 acres

ASKING PRICE  
\$1,235,000



## PROPERTY HIGHLIGHTS

- Bank Owned - Motivated Seller
- Income producing property - great for Investor/User
- Zoned BG - General Business
- Excellent access to GA 316 & I-85
- Close to Downtown Lawrenceville
- Professionally landscaped business park setting
- 75 parking spaces
- 13 grade level drive-in doors
- Built in 2002 - metal construction with brick facade
- Approximately 31% office in 13 suites

For more information, please contact:

**Josh Gregory**  
(770) 913-3943  
jgregory@ackermanco.net

**Ackerman & Co.**  
Brokerage | Development | Management | Investment