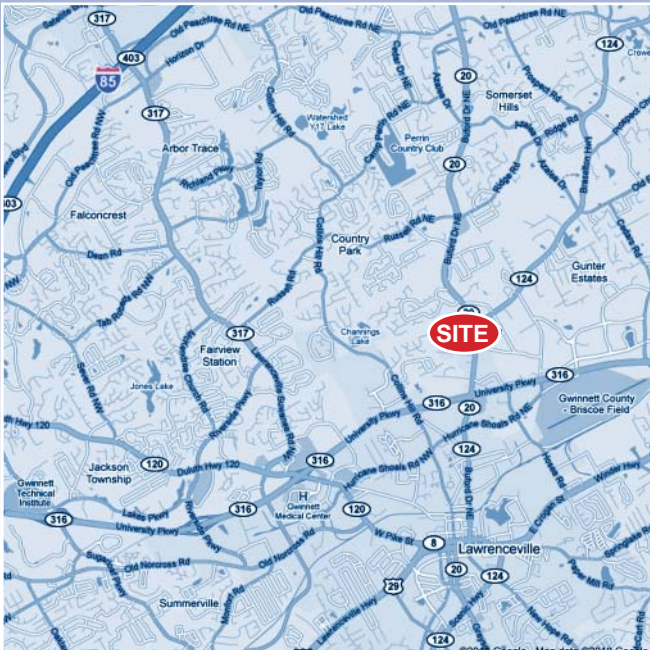


# FLEX/INDUSTRIAL - FOR SALE - BANK OWNED

881 CRIPPLE CREEK DRIVE  
LAWRENCEVILLE, GA 30043  
GWINNETT COUNTY



SPACE AVAILABLE  
9,000 SF on .52 acres  
ASKING PRICE  
\$360,000



## PROPERTY HIGHLIGHTS

- Bank Owned - Motivated Seller
- 6 suites with income
- Zoned C-2
- Metal construction with brick facade
- 6 oversized drive in doors
- 25 parking spaces
- 14' - 18' ceiling height
- Excellent access to GA-316 & I-85
- Great industrial owner/user/investor building
- Small easily leasable suites
- Close to restaurants, hospitals and other retail
- Small industrial park setting

For more information, please contact:

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