

FOR LEASE

885 Cripple Creek Dr

LAWRENCEVILLE, GA 30043



± 8,857 SF Drive-Thru Shop/Office on 2.3 Acres | Industrial Outside Storage



FOR MORE
INFORMATION:

MENDY RUDER
Principal
mruder@lee-associates.com
O: 404.442.2848

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**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

Property Highlights

● Location Highlights

● Property Specifications

● Property Summary

BUILDING IMPROVEMENTS

8,857 SF of improvements

- 2,447 SF high bay shop
- 2,091 SF low bay shop
- 4,318 SF of high finish office

OUTSIDE STORAGE

2.3 Acre Site

- 100% asphalt paved
- Fenced, gated & lit
- Second fenced enclosure on back of site

LOADING

- Three (3) bays (pass-through)
- Six (6) 14' x 16' grade level doors

CEILING HEIGHT

17' clear height

ZONING

- LM (City of Lawrenceville)
- Outside Downtown Development Authority (DDA)



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Location Highlights



Key Distances

-  SUBJECT SITE
-  Highway 316 | 2 mins | 0.6 mi
-  I-85 North | Via Hwy 20 | 12 mins | 5.4 mi
-  I-85 South | Via Hwy 316 | 17 mins | 7.4 mi
-  I-985 | 17 mins | 7.7 mi
-  Gwinnett County Airport | 6 mins | 1.9 mi
-  ATL International Airport | 35 mi



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