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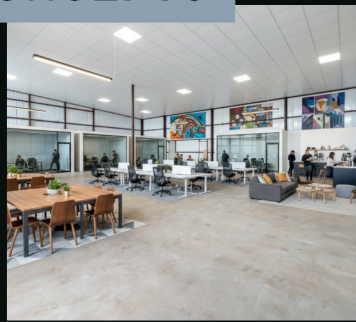
818 HONEA EGYPT RD

BUILD YOUR LEGACY HERE.

Explore a prime commercial property at 818 Honea Egypt Rd: a modern 4,200 SF building designed for versatile business use. Fully leased and located in a high-growth area with heavy traffic, it presents an excellent investment opportunity or a sophisticated home for your business, featuring a sleek industrial design.

BUILD-OUT INCENTIVE

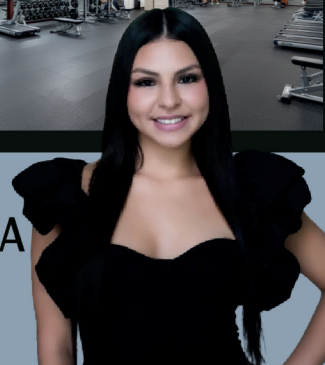
BUILD CONCEPTS



FEATURES:

- ✔ Built in 2025: A new, state-of-the-art industrial property.
- ✔ Strategic Location: Positioned in a rapidly growing area of Montgomery County, with heavy traffic and excellent visibility.
- ✔ Flexible Layout: Open layout with two separate entries and two glass bay doors, perfect for multiple tenants or a single user.
- ✔ High Ceilings: 22' clear ceiling height.

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