



Vision Commercial Advisors is pleased to present a **15,000 SF flex building available for lease or sale in the City of Holly Springs**. The property includes **approximately 9000 SF of office space and 6000 SF of warehouse space**, making it well suited for professional services, corporate offices, technology firms, training facilities, or companies requiring a combination of office and light industrial space.

**Property Highlights:**

\$15.00/SF NNN for Lease

\$2,625,000 for Sale

±15,000 SF Flex Building

±9000 SF Office | ±6000 SF Warehouse

18'–20' Clear Ceiling Height in Warehouse

30+ Private Offices

~20 Cubicle Workstations

3 Conference Rooms

3 Restroom Sets

3 Break Areas

Motion Sensor Warehouse Lighting

Sewer Service

Showings by appointment only. Please do not disturb the tenant.

The information provided herein is deemed reliable but is not warranted. Any information important to you or another party should be independently confirmed within an applicable due diligence period.

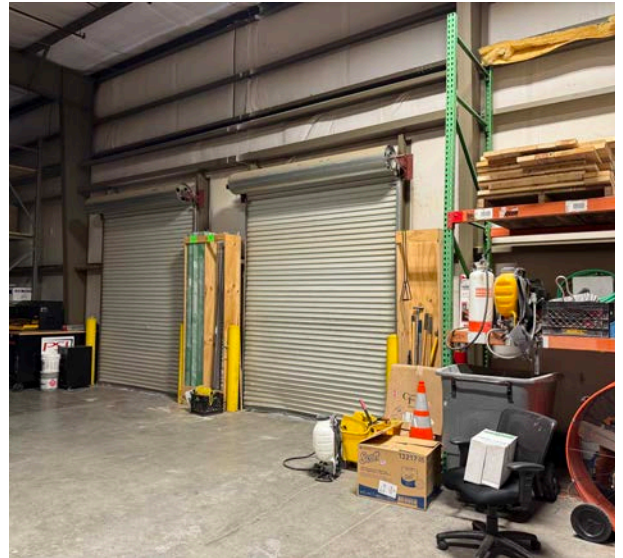
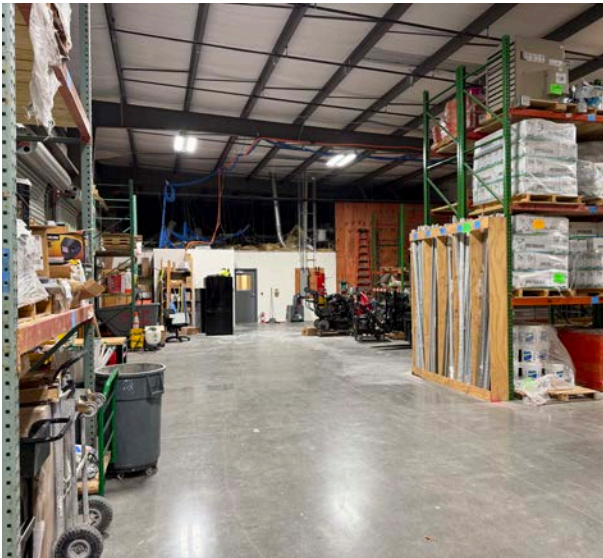
**DAVID HACKER, CCIM**

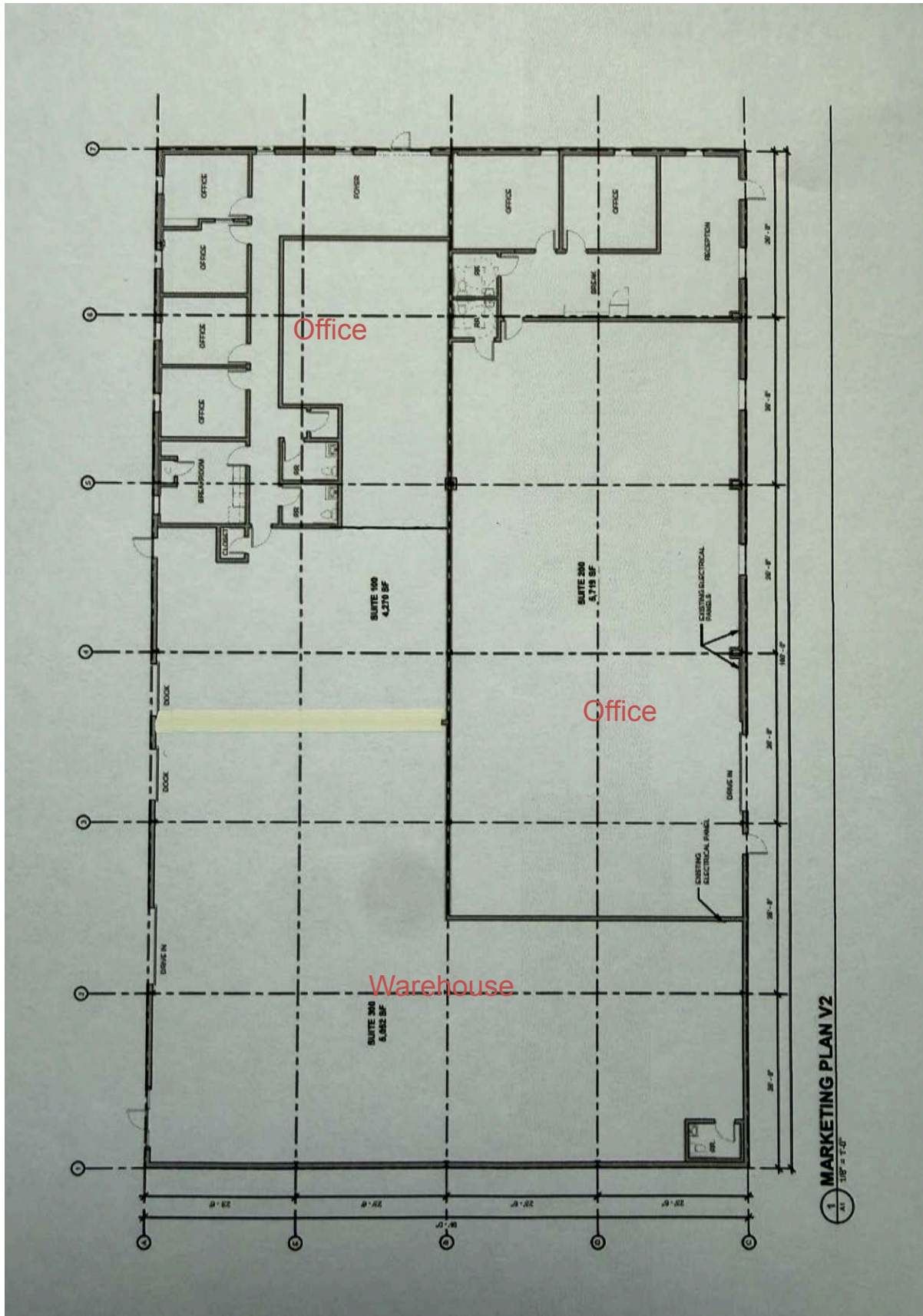
President

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1 MARKETING PLAN V2  
AT 1/8" = 1'-0"



**DAVID HACKER, CCIM**

President

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**PROFESSIONAL BACKGROUND**

David is the Principal Broker who leads the dedicated Vision team, bringing with him over 32 years of extensive experience in the commercial real estate sector, holding brokerage licenses in the states of Georgia, North Carolina, and Florida. His journey in real estate began in 1994 when he started working with Gearon & Company of Atlanta, which was recognized as one of the fastest growing companies in America at that time. In his role as a site acquisition specialist in the burgeoning field of wireless network development, David was instrumental in successfully negotiating numerous ground leases throughout the Southeastern United States. His outstanding performance earned him rapid promotions into key roles including zoning management, project management, and business development, culminating in his decision to leave the company in 2002 and pursue a broader career in commercial real estate in Atlanta. In 2006, he took a significant step by founding Vision Commercial and has since witnessed consistent growth in sales and leasing, attributed to his strong work ethic alongside his unwavering attention to customer service. He holds the prestigious designation of CCIM (Certified Commercial Investment Member) and is a proud member of the Atlanta Commercial Board of Realtors. In his personal life, David is happily married, a father to six children and a grandfather. He enjoys a variety of interests including travel, music, writing, exercise, public speaking, and most importantly, cherishing quality time with his family.

**MEMBERSHIPS**

Certified Commercial Investment Member, Atlanta Commercial Board of Realtors, Cherokee County Chamber of Commerce, International Council of Shopping Centers

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