

FOR SALE or LEASE

12,000+/- SF Office/Warehouse

**Owner Financing – Good Terms
w/ Reasonable Down Payment**



**112 Enterprise Drive
Pendergrass, GA 30567**

**J. Leslie Johnson, CCIM
Chip McLaughlin**

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Individual
Members



THE
SIMPSON
COMPANY
REAL ESTATE

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- **12,000+/- SF Total Space Available**
- **4 DI and 1 DH (Common)**
- **All Utilities**
- **Ceiling Height 22'-24' Clear**
- **First generation space**
- **Near I-85 with visibility to Hwy 129**
- **Building on JX187 lockbox**
- **Lease Rate: \$4.00/Sq. Ft. Net – as is**
- **Sale Price: ~~\$799,000~~ **\$699,000****