

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
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LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

THE MENDY TEAM
SOUTHEAST INDUSTRIAL SERVICES

Property Highlights

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
- ① Highway 316 | 2 mins | 0.6 mi
- ② I-85 North | Via Hwy 20 | 12 mins | 5.4 mi
- ③ I-85 South | Via Hwy 316 | 17 mins | 7.4 mi
- ④ I-985 | 17 mins | 7.7 mi
- ✈ Gwinnett County Aiport | 6 mins | 1.9 mi
- ✈ ATL International Airport | 35 mi

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