

1.935 Acres of Commercial Vacant Land

1330 Capital Circle, Lawrenceville, GA 30043

M1 Light Industrial Zoning



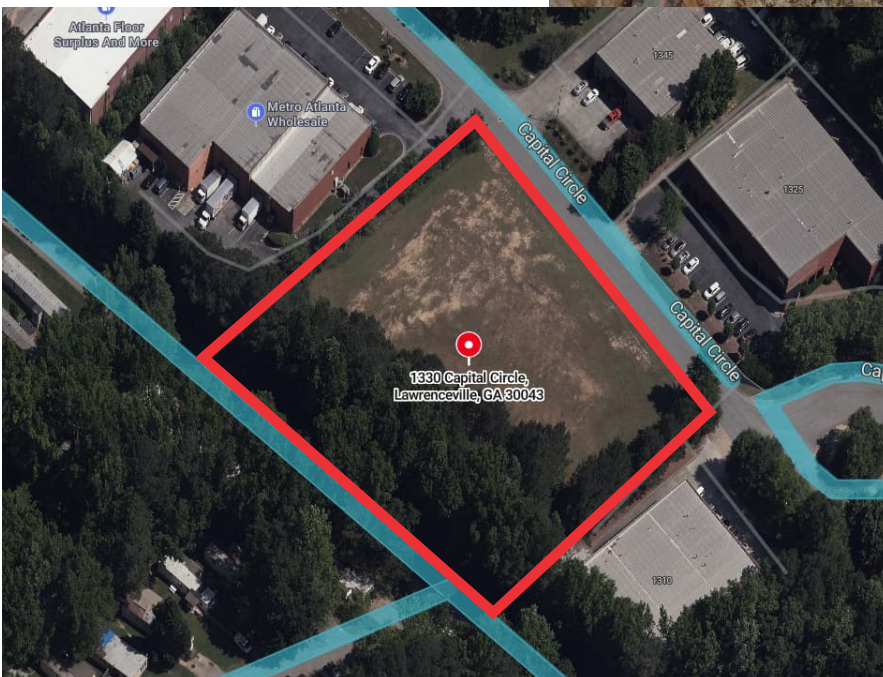
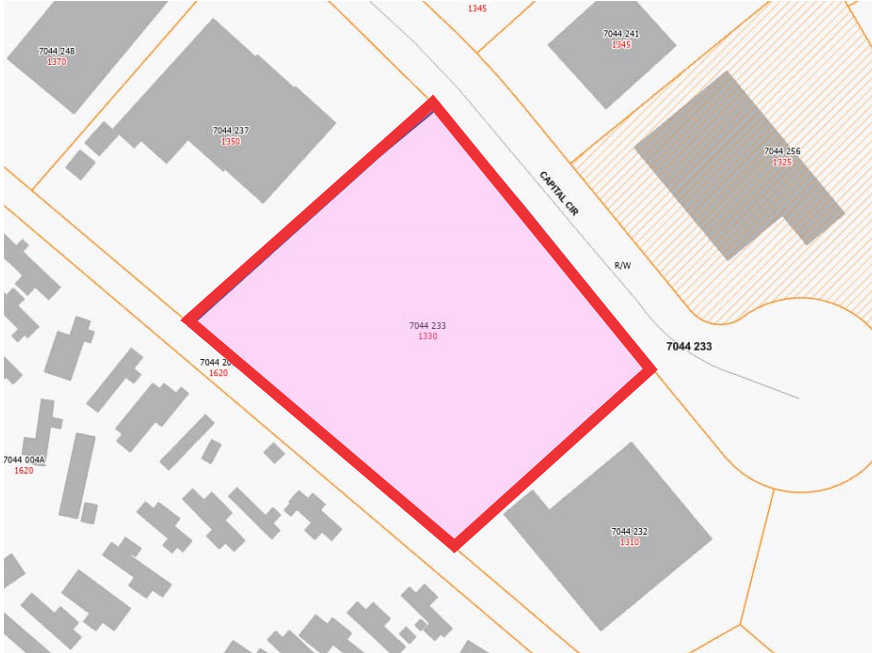
INVESTMENT HIGHLIGHTS

- Approximately 1.935 Acres M1 Light Industrial Zoning
- Easy to access from Highway 316 and Interstate 85
- All utilities are ready
- A construction permit has been approved for a 33,312 SF warehouse, including 8,454 SF of office space.
- New owner can save both time and money, as the seller has already invested over \$351,000 into the project
- Perfect for a buyer planning to build own warehouse property, offering savings on construction permit, engineering, drawing, and utilities

	2-mile	5-mile	10-mile
Total Population	43,524	226,712	771,413
2027 Projection	46,065	239,531	823,922
Average HH Income	\$92,422	\$90,254	\$103,543

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