

FOR SALE

201 BUSINESS PARK DRIVE RINCON, GA 31326



**CUSHMAN &
WAKEFIELD**

**GILBERT &
EZELLE**

**OFFERING
MEMORANDUM**

EXECUTIVE SUMMARY

201 Business Park Drive is a 11,223 SF free-standing commercial building, 100% leased to five tenants. Ideally located in the flourishing commercial district of Rincon, it has excellent frontage and visibility on Highway 21 and is within close proximity to Interstate 95.

ADDRESS	201 Business Park Drive Rincon, GA 31326
SIZE	11,223 SF built in 2005
LOT SIZE	0.605 acres
% LEASED	100% leased to 5 tenants
ASKING PRICE	\$2,200,000

205 Business Center Drive is a 0.777-acre lot directly behind the 201 Business Center office building. It is currently leased by one of the tenants and being using for additional parking.

ADDRESS	205 Business Center Drive Rincon, GA 31326
LOT SIZE	0.777 acres
ASKING PRICE	\$300,000

****Properties can be purchased together or separately.****

For further details or to arrange a tour, please contact the Exclusive Agents at Cushman & Wakefield | Gilbert & Ezelle:



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Partner
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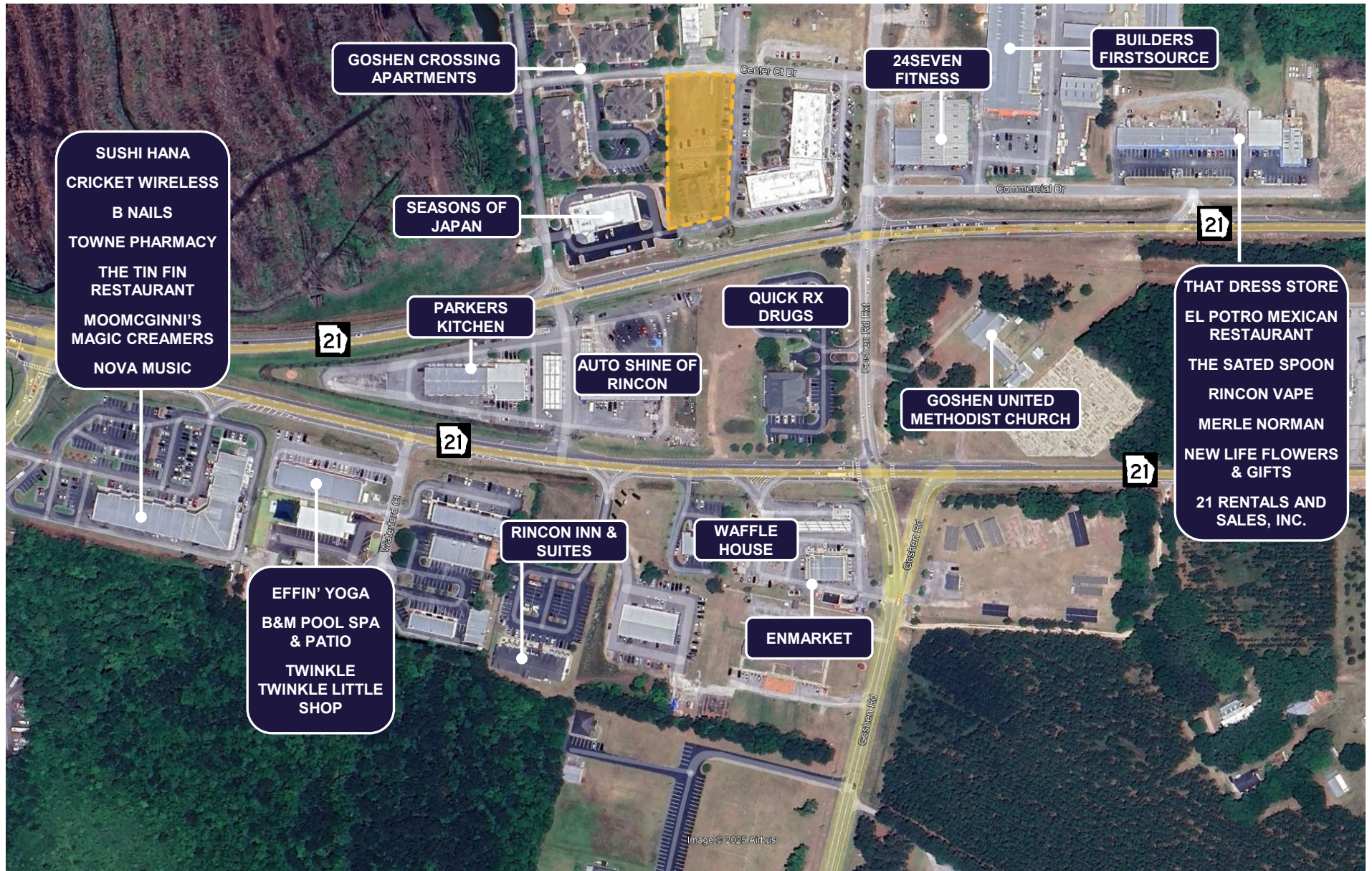


11,223 SF OFFICE

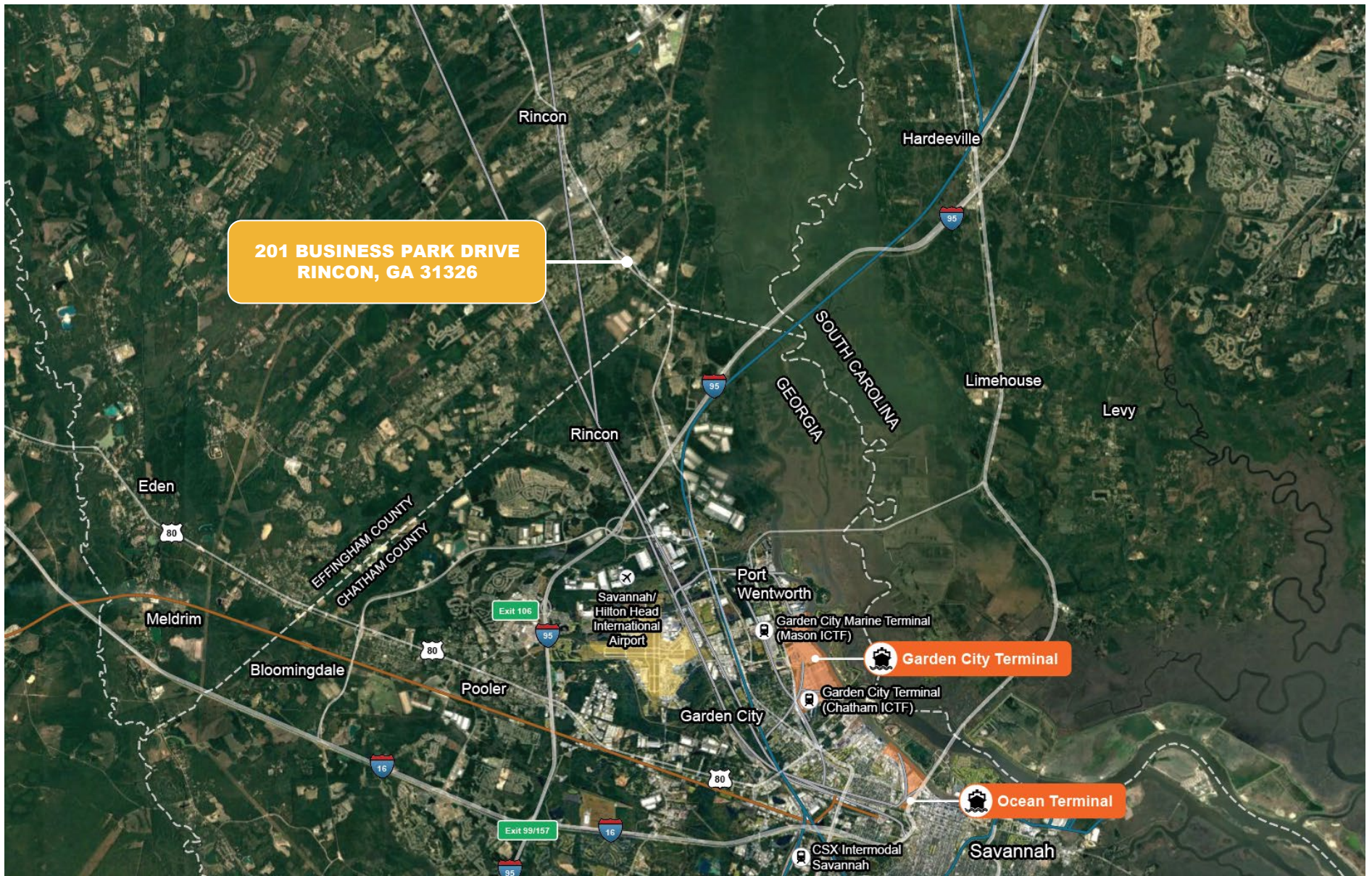


0.777-ACRE LOT

HIGH EXPOSURE SITE



REGIONAL LOCATION





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MORE INFORMATION:



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