



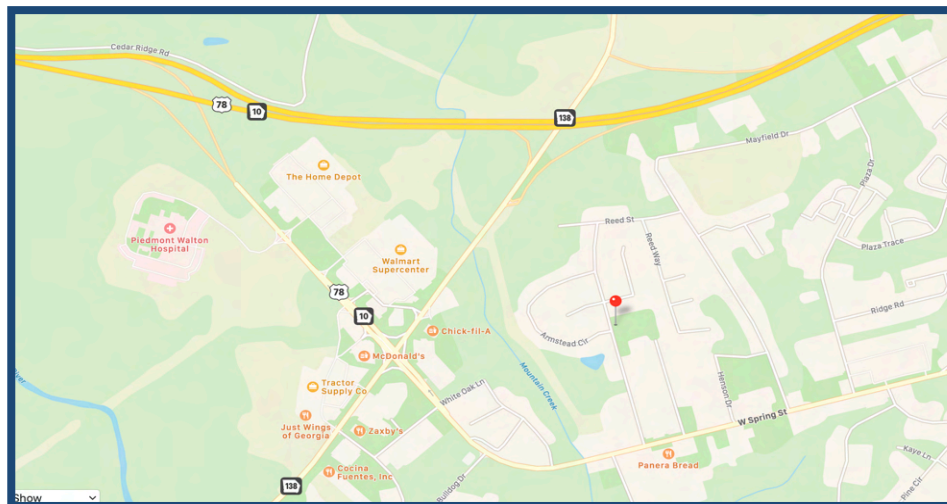
INDUSTRIAL BUILDINGS FOR LEASE

300 ETTEN DRIVE, MONROE, GA. 30655



PROPERTY HIGHLIGHTS

- **Total Building SF:** 5,625+/-
- **Zoning:** M-1 (City of Monroe)
- **4 Buildings Total** (Each 5,625+/- SF)
- New Construction
- Currently Designed For 1,054+/- SF Office
- Dock High Loading (Door 12' X 12')
- Clear Ceiling Height: 14' - 16'
- 3 Phase Power
- All Utilities Including Sewer
- Located in an Opportunity Zone
- Easy Access to HWY 78
- Close to Downtown Monroe



For More Information Contact:
Jeremy Dupree
770.633.5312
jdupree@COREcommercialinc.com

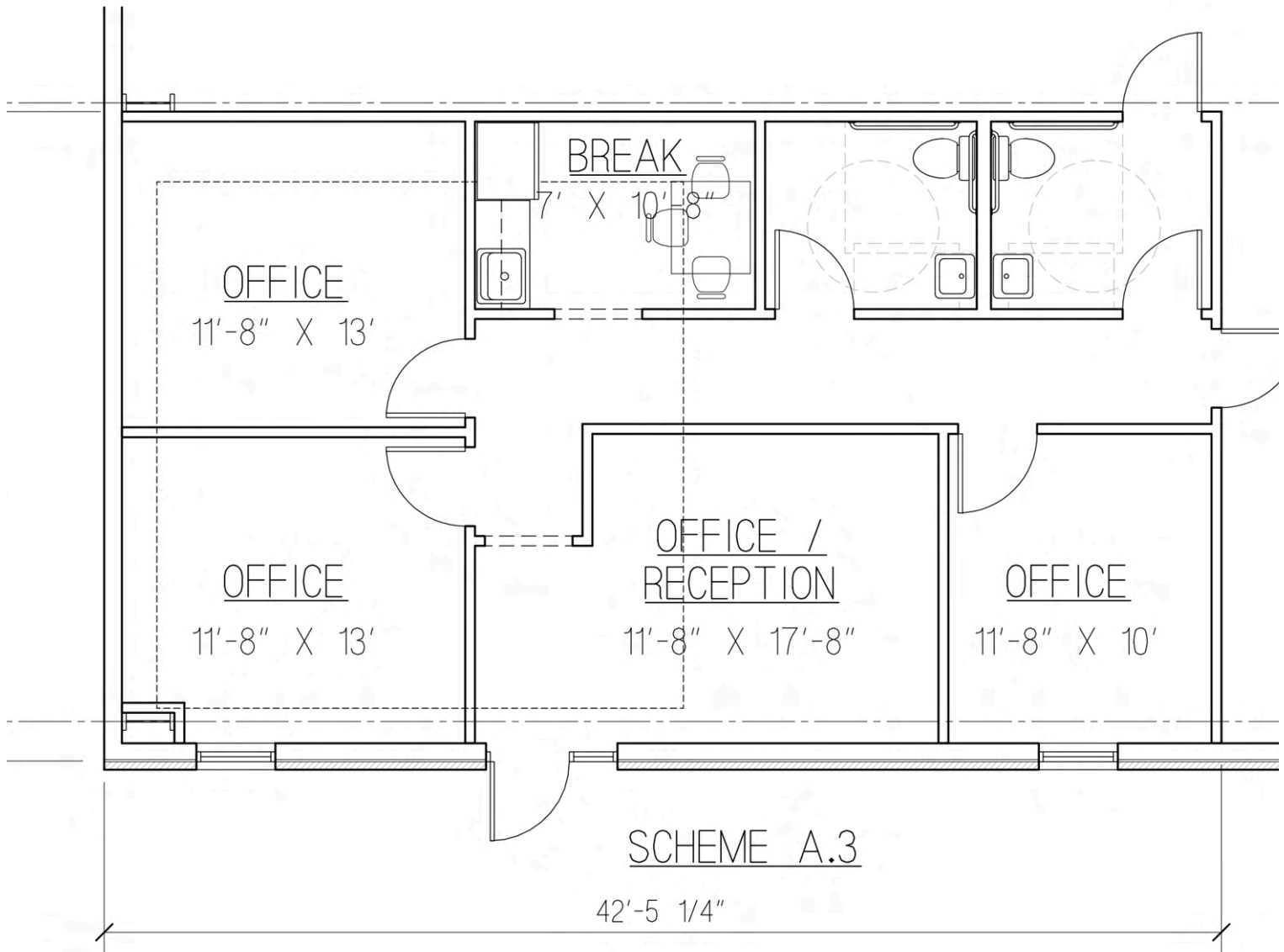
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Every effort has been made to provide accurate information, but no liability is assumed for omissions and errors.



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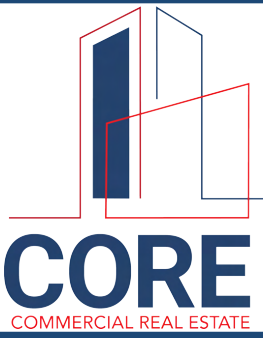


****Office Floor Plan: 1,054+/- SF**

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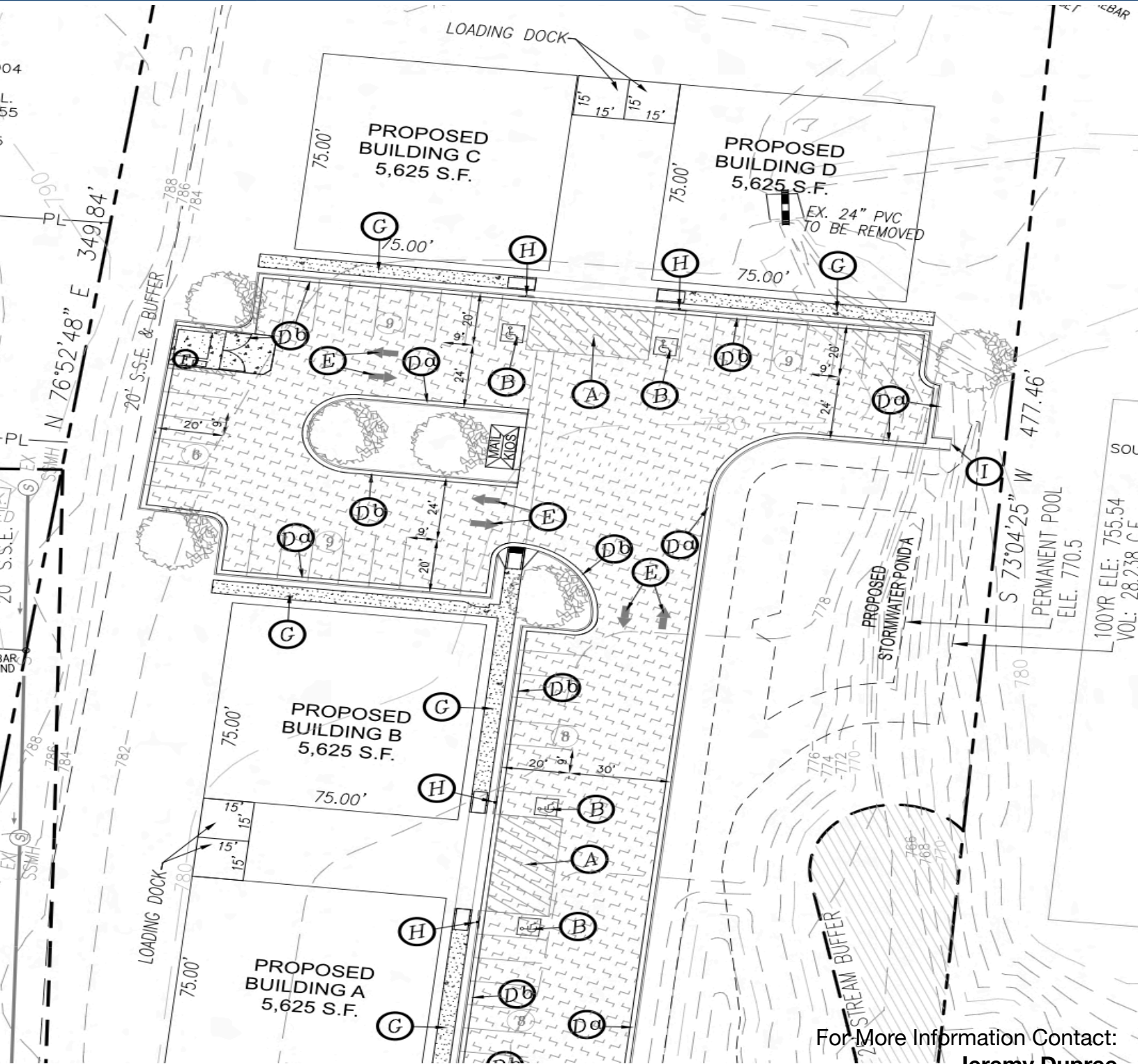
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