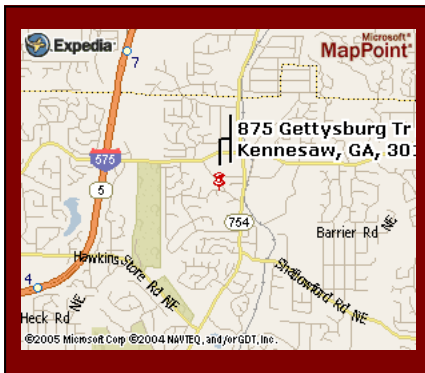


Gettysburg Business Park For Lease (2,000 to 20,000 sq ft)

875 Gettysburg Trail / Kennesaw / Georgia/ 30144



- ✓ 14 Office/Warehouse Suites Available
- ✓ Excellent Retail Service Location
- ✓ High-end Finishes
- ✓ Plenty of Parking
- ✓ Easy Access
- ✓ Centrally Located to Woodstock, Kennesaw and East Cobb



Contact Information:

Roxanne Plummer
(770) 321-5032

\$9.50 per square foot

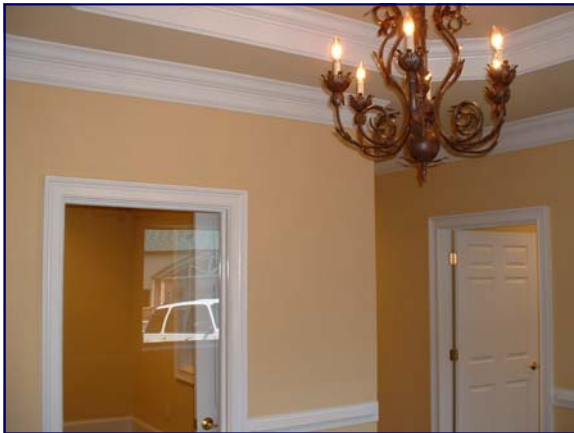


Position your business at these impressive office/warehouses well located with easy access to Woodstock/Hwy 92, Kennesaw and East Cobb. Painted sheetrock

warehouse with 12'x14' roll-up doors provides ample work space. Luxurious office space has high-end trim package, beautifully painted with chandelier in entry way. Windows, individual offices, full kitchenette with full refrigerator space. The offices are pre-wired for telephone, cable, computer and data systems.

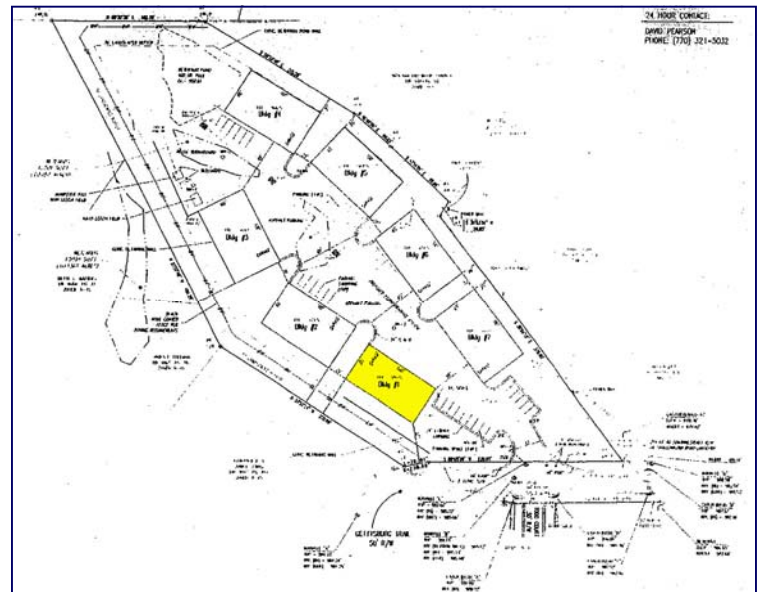
\$1575/mo. - 2000 sq ft: 556 sq ft office + 1444 sq ft warehouse
\$1975/mo. - 2500 sq ft: 692 sq ft office + 1808 sq ft warehouse
\$2375/mo. - 3000 sq ft: 692 sq ft office + 2308 sq ft warehouse

Located on 4 acres, this complex provides easy access for trucks and service vehicles. Units can be combined to meet business needs. There are no CAM charges, tenant is responsible for utilities and cleaning. This brand new space is ready to move in. Come see the space that you won't want to leave!



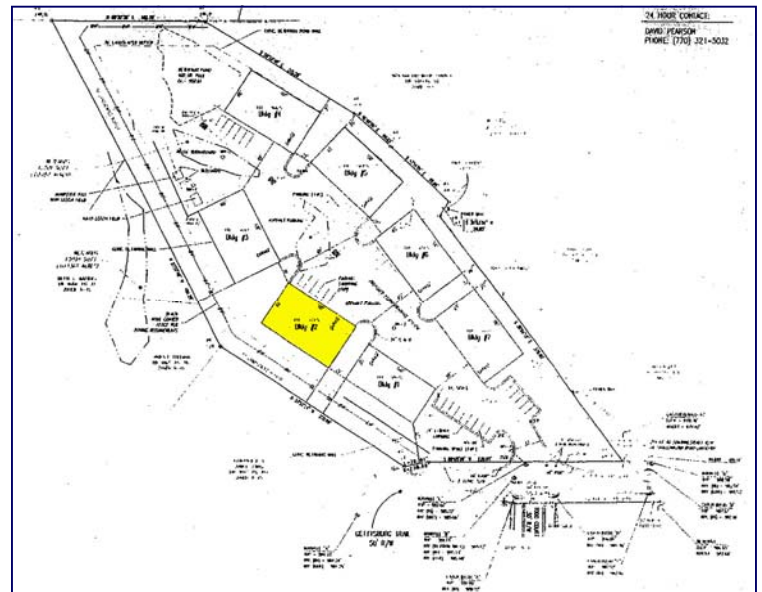


- ✓ Two—2500 SqFt Units available
- ✓ \$1975 / month per unit
- ✓ Beautiful Class “A” Office finishes
- ✓ Kitchen with large cabinets, full refrigerator and microwave space.
- ✓ Warehouse with drywall and paint
- ✓ 12’ x 14’ drive in door
- ✓ Inviting entry way with beautiful stone and brick work
- ✓ Can be combined



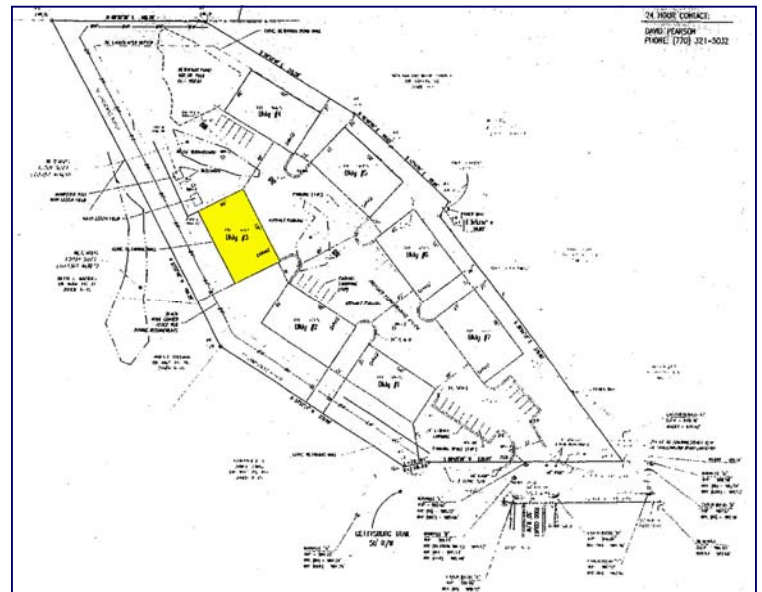


- ✓ One—3000 SqFt Units available
- ✓ \$2375 / month per unit
- ✓ Beautiful Class “A” Office finishes
- ✓ Kitchen with large cabinets, full refrigerator and microwave space.
- ✓ Warehouse with drywall and paint
- ✓ 12’ x 14’ drive in door
- ✓ Inviting entry way with beautiful stone and brick work



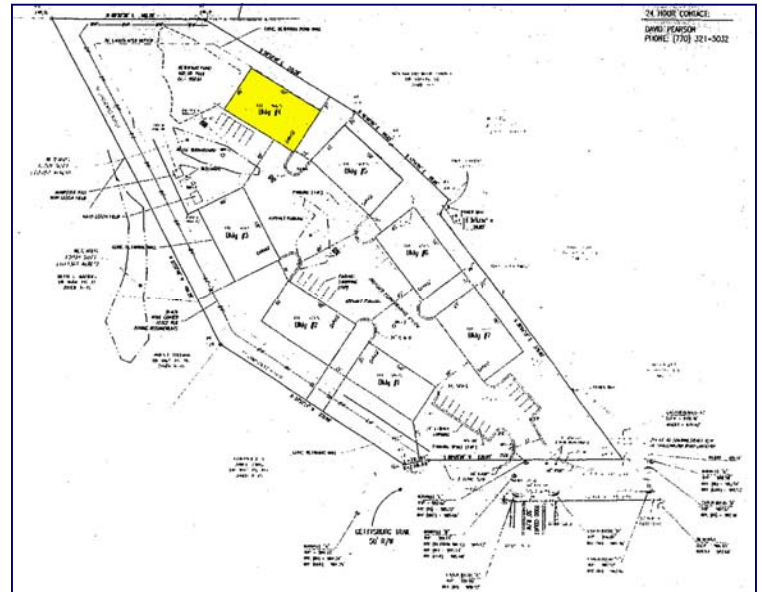


- ✓ Two—2000 SqFt Units available
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- ✓ Kitchen with large cabinets, full refrigerator and microwave space.
- ✓ Warehouse with drywall and paint
- ✓ 12’ x 14’ drive in door
- ✓ Inviting entry way with beautiful stone and brick work



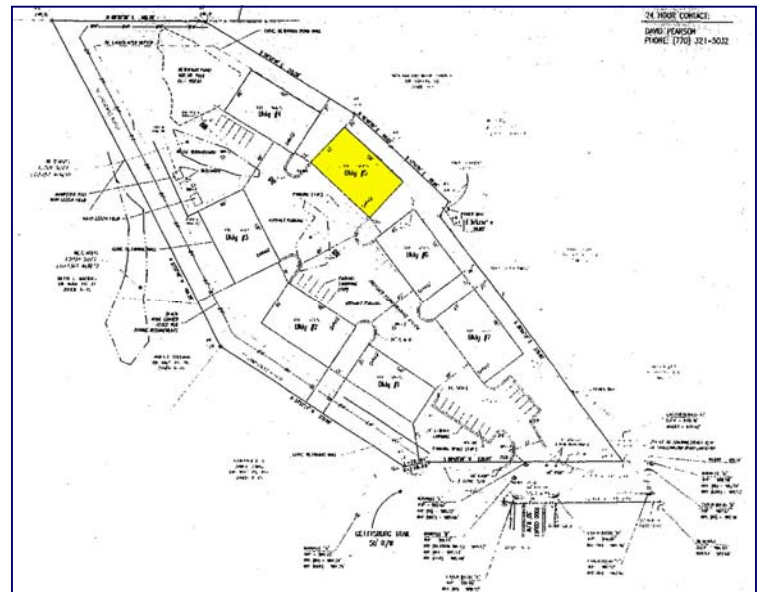


- ✓ Two—2000 SqFt Units available
- ✓ \$1575 / month per unit
- ✓ Beautiful Class “A” Office finishes
- ✓ Kitchen with large cabinets, full refrigerator and microwave space.
- ✓ Warehouse with drywall and paint
- ✓ 12’ x 14’ drive in door
- ✓ Inviting entry way with beautiful stone and brick work



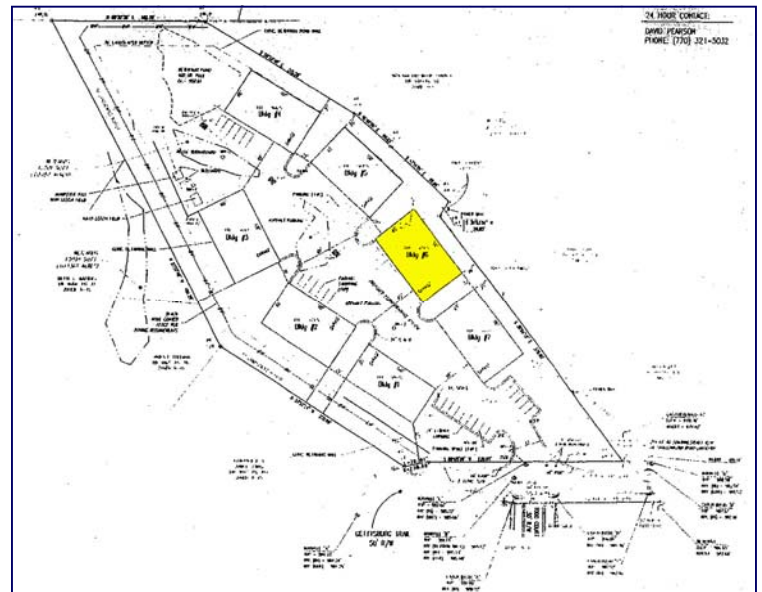


- ✓ **Three—2000 SqFt Units available**
- ✓ **\$1575 / month per unit**
- ✓ **Beautiful Class “A” Office finishes**
- ✓ **Kitchen with large cabinets, full refrigerator and microwave space.**
- ✓ **Warehouse with drywall, paint, outlets**
- ✓ **12’ x 14’ drive in door**
- ✓ **Space can be combined.**
- ✓ **Inviting entry way with beautiful stone and brick work**



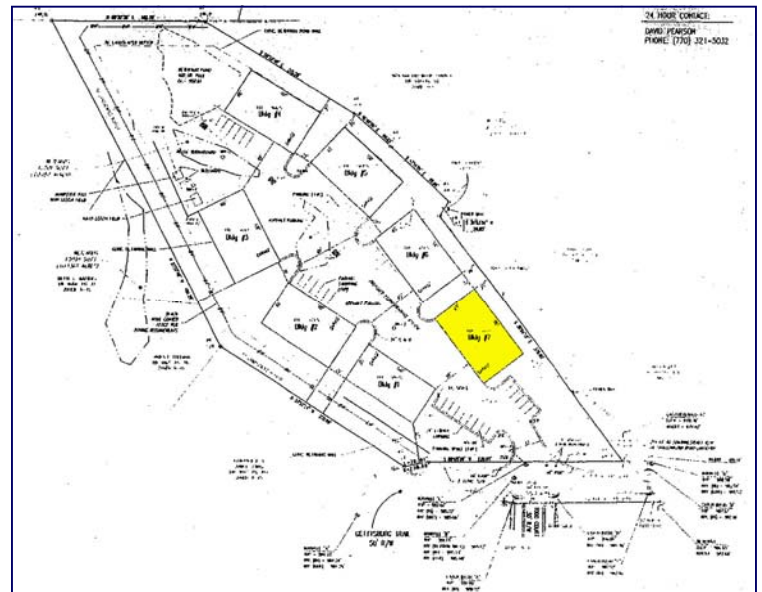


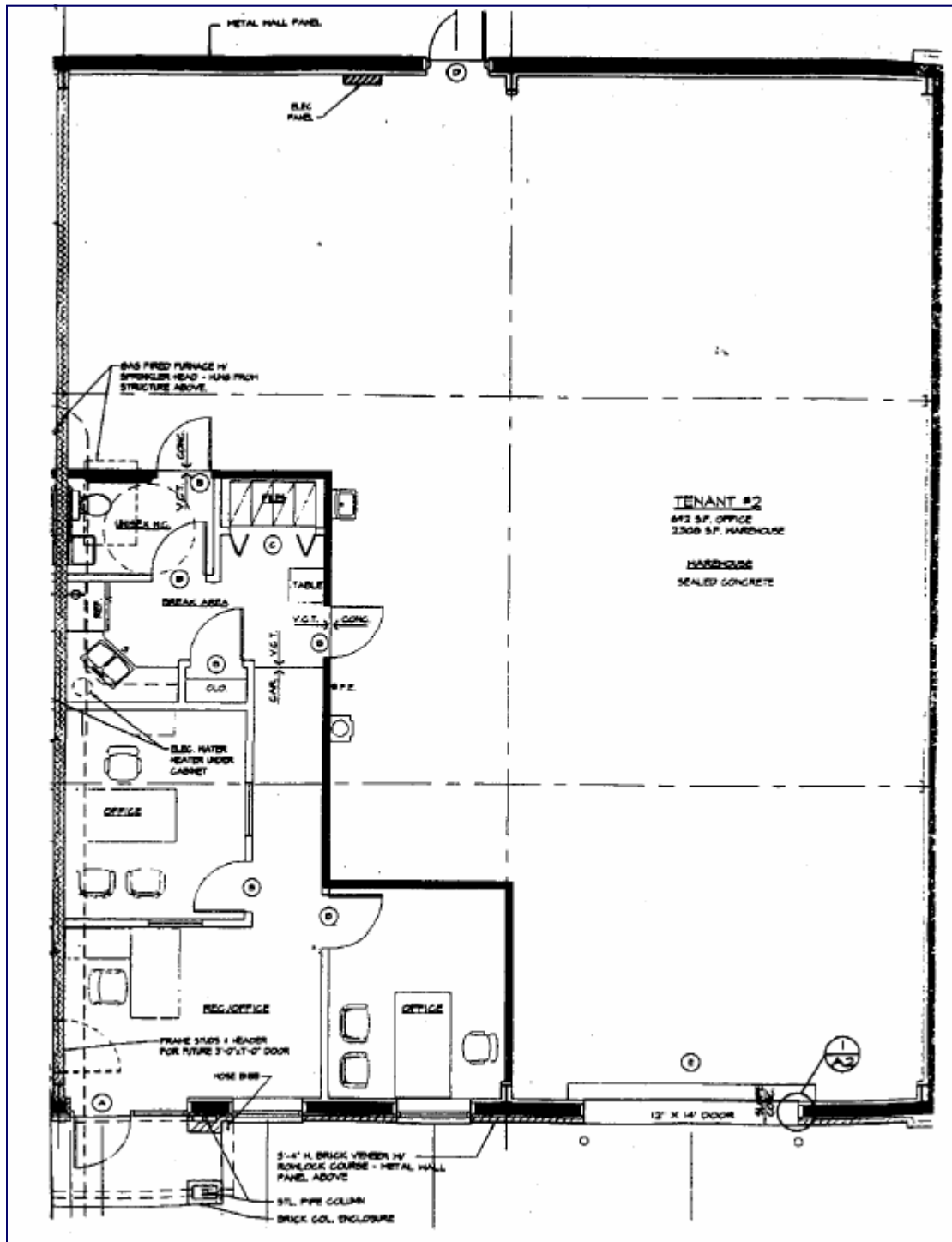
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- ✓ **Warehouse with drywall and paint**
- ✓ **12’ x 14’ drive in door**
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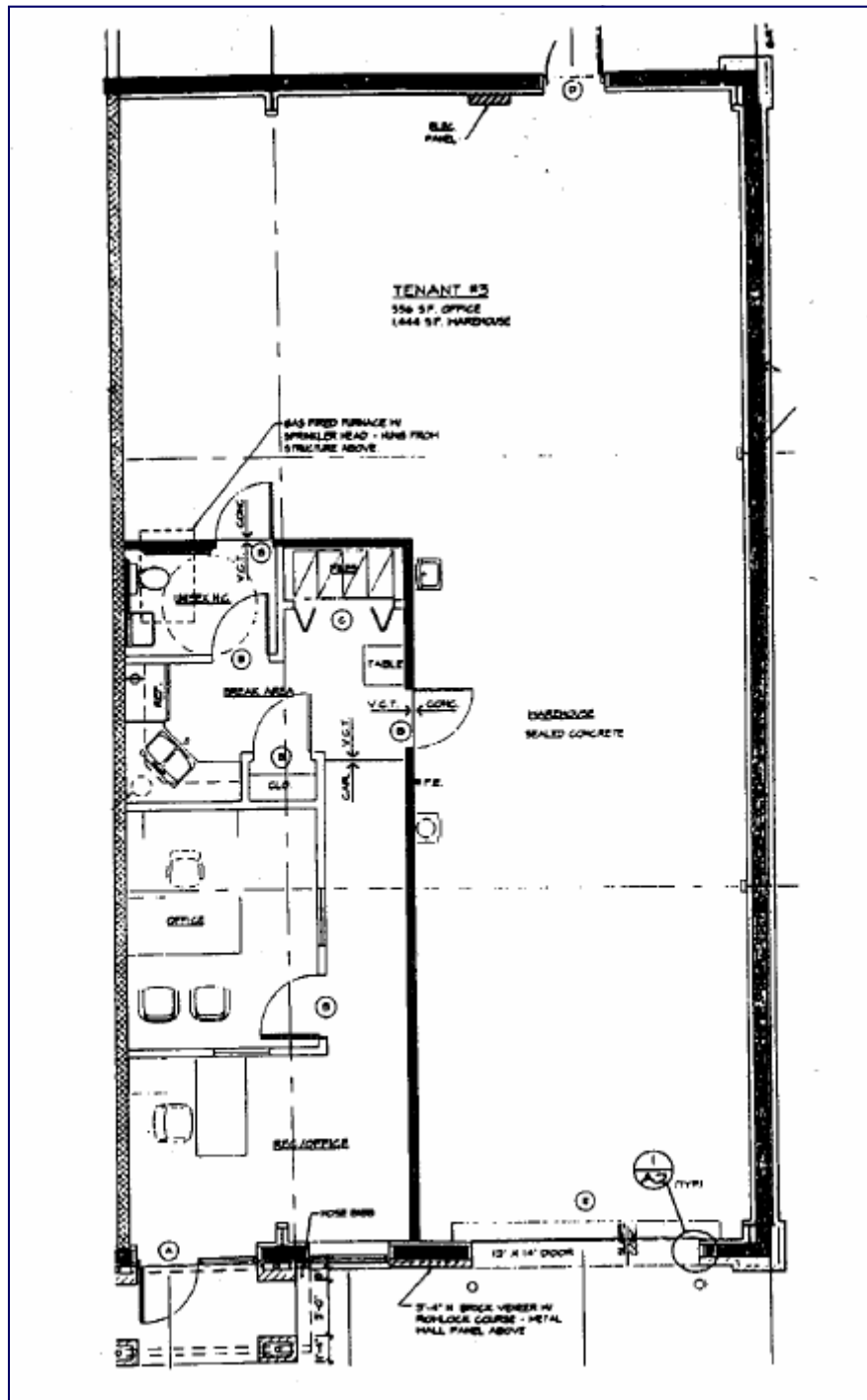




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- ✓ **Warehouse with drywall and paint**
- ✓ **12’ x 14’ drive in door**
- ✓ **Spaces can be combined.**
- ✓ **Inviting entry way with beautiful stone and brick work**







Gettysburg Business Park, LLC

Current Geography Selection: (3 Selected) 1, 3, 5 mile radii:
875 GETTYSBURG TRL NE, KENNESAW, GA 30144

County: Cobb County **Pop:** 670,916
Zip: 30144 Kennesaw **Pop:** 43,698

	1 Miles:	3 Miles:	5 Miles:
Population:			
Total Population	5,838	59,370	161,423
Male Population	50.3%	49.9%	50.0%
Female Population	49.7%	50.1%	50.0%
Median Age	35.3	35.6	35.0
Population Density (per sq. mi.)	1,858.2	2,099.8	2,055.3
Employees	2,072	18,407	57,476
Establishments	357	2,540	6,500
Income:			
Median HH Income	\$64,333	\$73,854	\$72,856
Per Capita Income	\$24,263	\$28,517	\$29,474
Average HH Income	\$69,321	\$79,053	\$79,878
Households:			
Total Households	2,071	21,155	59,559
Average Household Size	2.76	2.79	2.70
Household Growth 1990 - 2000	9.5%	24.9%	46.2%
Housing:			
Owner Occupied Housing Units	81.8%	80.1%	78.7%
Renter Occupied Housing Units	16.1%	16.1%	17.6%
Vacant Housing Units	2.2%	3.8%	3.7%

Current year data is for the year **2004**, 5 year projected data is for the year **2009**.

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