



**Temple Industrial**  
**Villa Rosa Drive**  
**Temple, GA**

***Priced to Sell !***  
**\$999,000 Total** (will divide)



- ▶ Light industrial space for sale or lease - all utilities on site
- ▶ **Building #1:** 5,000 sq ft (900 finished ofc)
- ▶ **Building #1:** 18 ft clear w/ 3 drive-in doors (dock high may be added)
- ▶ **Building #2:** 5,000 sq ft warehouse (50x100) with adjacent 1,000 sq ft office
- ▶ **Building #2:** 18 ft clear w/r drive-in doors (dock high may be added)
- ▶ **Property #3:** 1.2 acre vacant corner lot zoned light industrial, ready to build.
- ▶ Located inside the city of Temple
- ▶ **Building #1:** 1.2 acre fenced lot
- ▶ **Building #1:** Offered at \$349
- ▶ **Building #2:** 3.14 acres fenced lot, room to expand
- ▶ **Building #2:** Offered at \$525,000
- ▶ **Property #3:** Offered at \$125,000



**Marketed Exclusively by:**  
**Mike Patterson, CCIM**

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