

# 1945 Vaughn Road

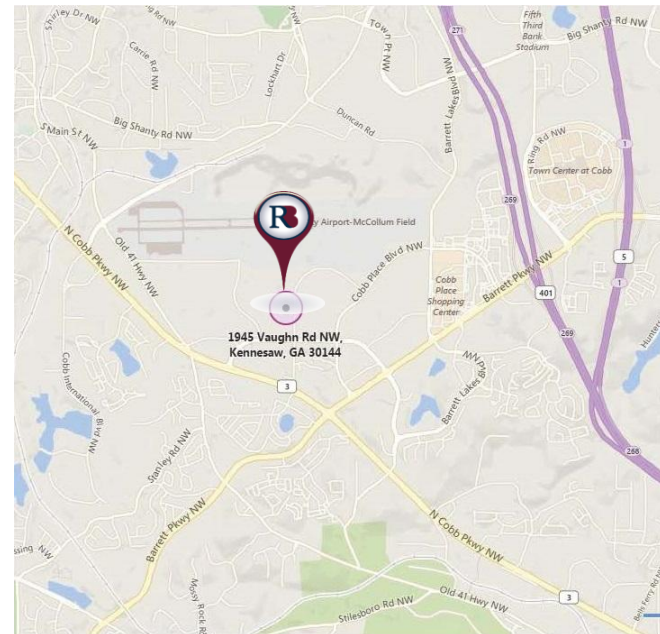
Kennesaw, GA 30144

**FOR SALE – ±27,000 SF Office/Flex Space**



## Property Highlights

- In master planned office park with quality controls
- Approximately ±27,300 RSF total
- Two story building with elevator built in 1994
- Former corporate headquarters
- Very energy efficient – solar panels, motion lights, etc
- Approximately ±13,500 SF lab/training area
- Designed for medical training firm
- 2 dock doors and drive in ramp
- ½ mile from entrance to McCollum Airport (RYY)
- Adjacent to popular Noonday Creek Trail
- Near the brand new Kennesaw Marketplace Power Center Opening Spring 2016
- Marketplace has approx ±285,000 SF & anchored by Whole Foods
- Approximately 800 AMPS of power
- Sprinklered



Richard Bowers & Co.  
Real Estate



260 Peachtree Street, Suite 2400, Atlanta, GA 30303  
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## Exclusive Agents:

**Enio Guerra**  
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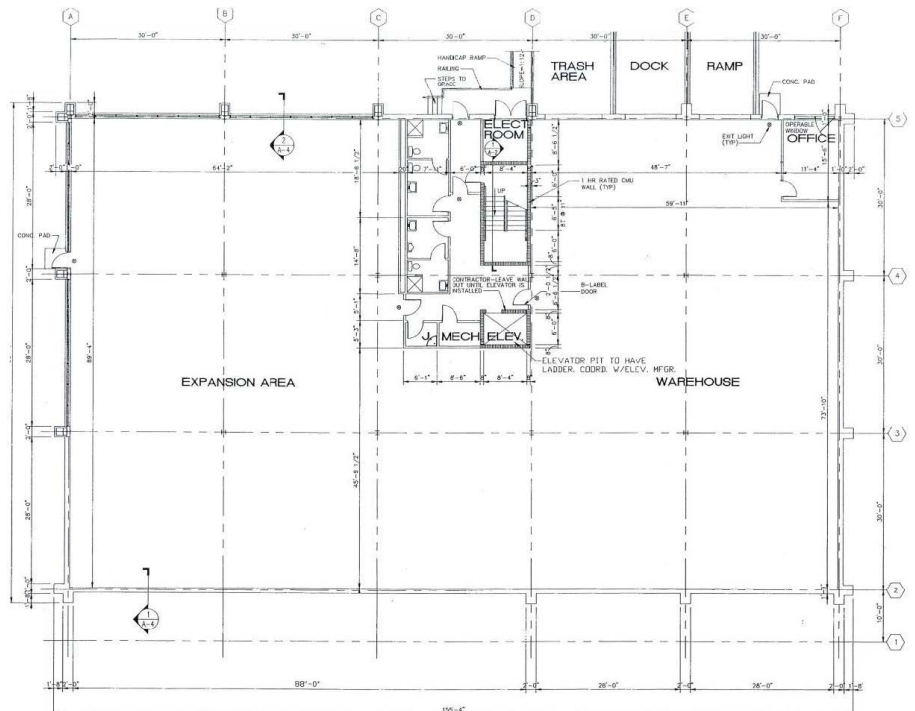
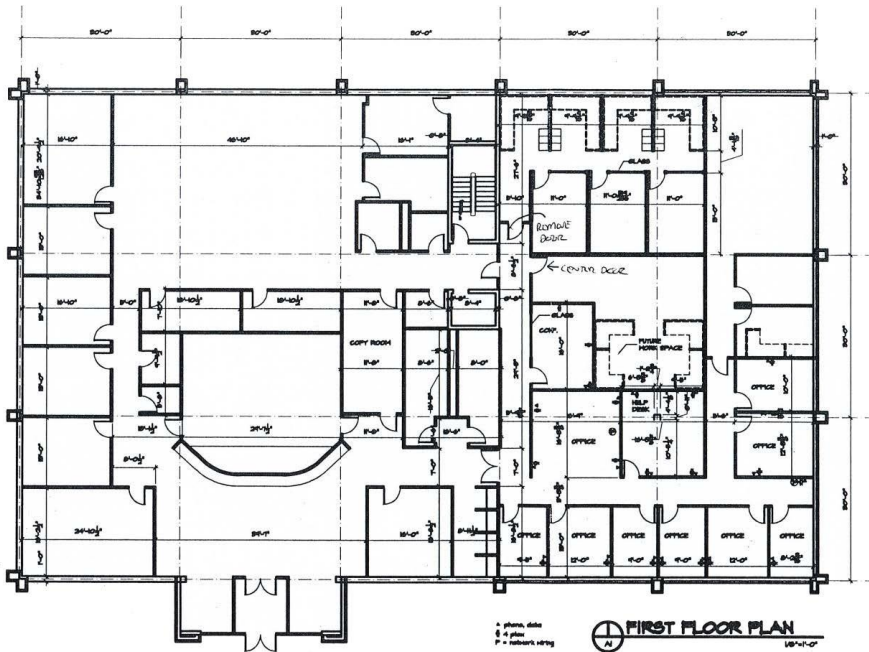
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