



1938 Gees Mill Road
Conyers, GA 30013

448,899 SF AVAILABLE
1st Quarter 2020

Cross-Dock Design

36' Clear Height

56' x 50' Column Spacing
with 60' Speed Bay

(2) 185' Truck Courts
with 60' Concrete Aprons

(90) 9' x 10' Dock-High Doors

(4) 13' x 14' Drive-In Doors

LED lighting with Motion Sensors

TPO Roof

ESFR Fire Protection

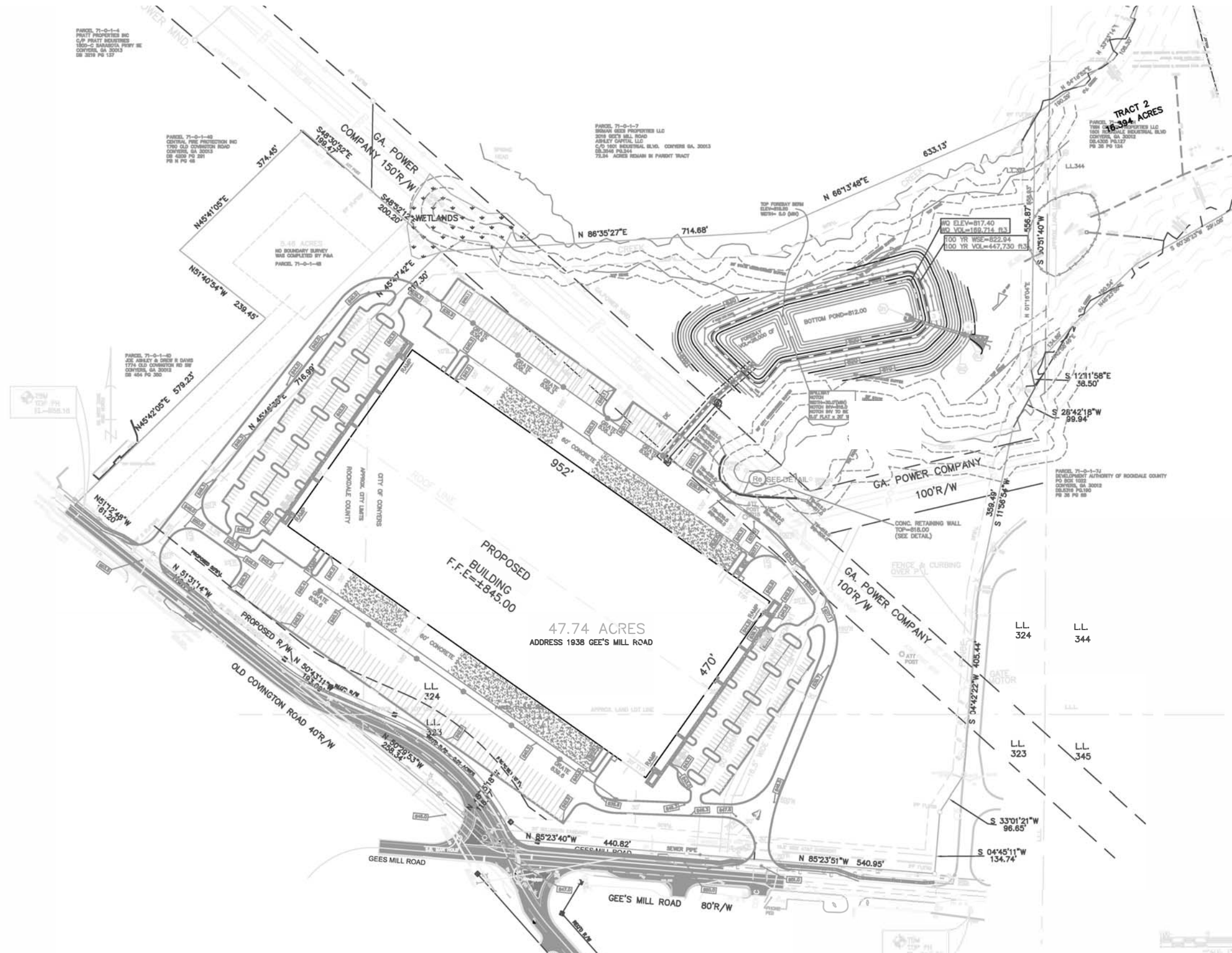
Located in a **LESS DEVELOPED CENSUS TRACT**, which provides a \$3500 tax credit for each new job created for up to 5 years

FOR MORE
INFORMATION
PLEASE CONTACT

BOBBY MAYSON
770.729.2817
bmayson@lavista.com

OWNED AND MANAGED BY

AshleyCapital
opportunity into value



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27 June 2019

Aerial | View
Conyers Industrial Building

A 02



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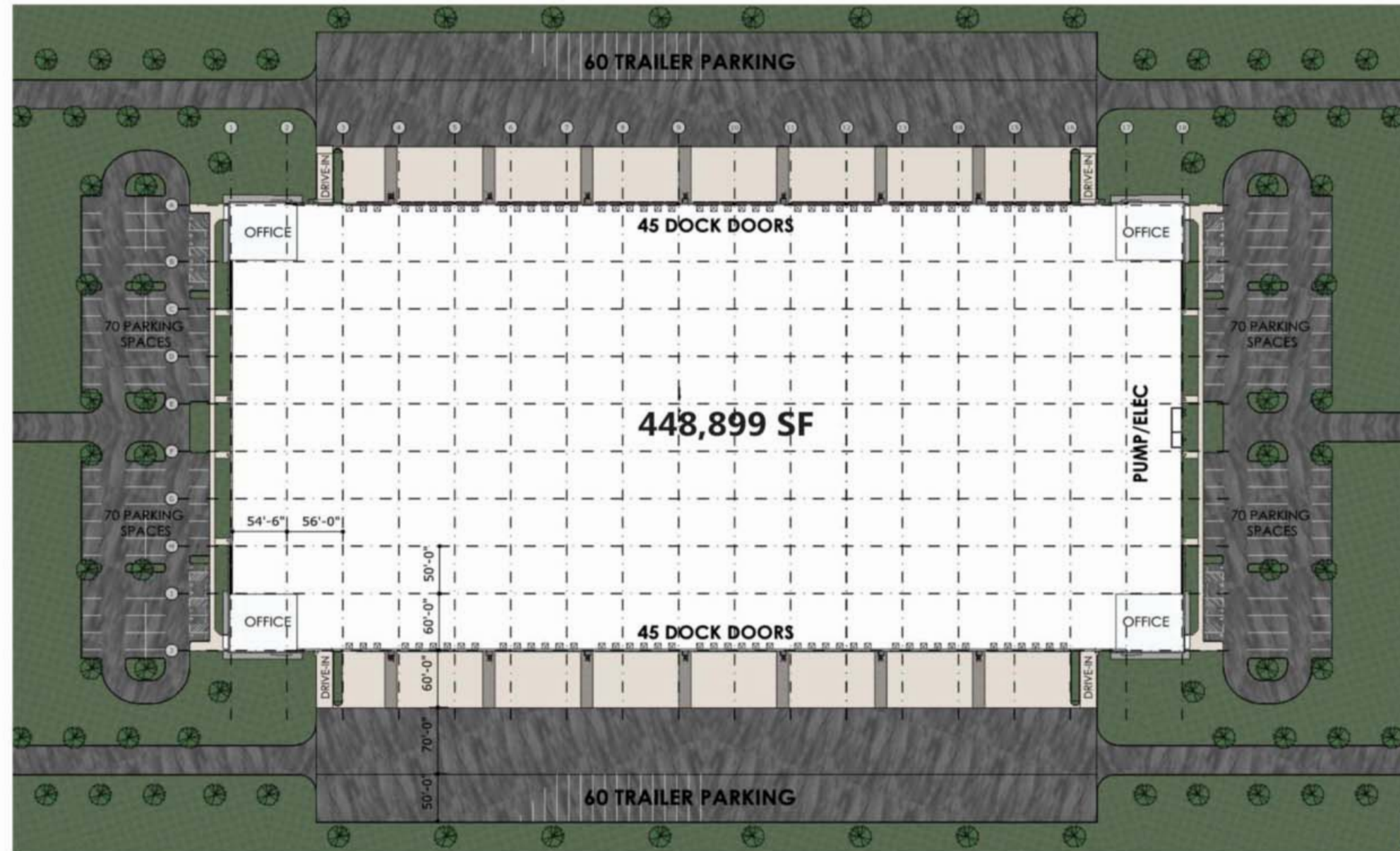
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PROPERTY SPECIFICATIONS



SIZE	
Total:	448,899 Square Feet
Available:	448,899 Square Feet
Minimum Divisible:	100,000 Square Feet
DIMENSIONS	470' x 952' (Cross-Dock Design)
SITE	47 Acres
CONSTRUCTION	Walls: Tilt-Up Concrete Panels Slab: 6" Ductilcrete Slab Roof: TPO Ceiling Height: 36' Clear Minimum Column Spacing: 56' x 50' with 60' speed bay
ELECTRICAL POWER	2400 Amps
SPRINKLER	ESFR
LIGHTING	LED with Motion Sensors
WATER / SEWER	Rockdale County
NATURAL GAS	Atlanta Gas Light
TRUCK LOADING	(90) 9' x 10' Dock-High Doors (4) 13' x 14' Drive-in Doors (2) 185' Truck Courts with 60' Concrete Aprons
ZONING	ID (Industrial Distribution)
PARKING	319 Automobile 125 Trailer Staging
TRANSPORTATION	Located Approximately 1 mile from I-20 via Exit #82 (GA Hwy 138) and Approximately 2 miles from I-20 via Exit #84 (Salem Road)

FINAL PARKING AND ACCESS TO BE COORDINATED WITH CIVIL