



2082 East Park Drive | Conyers, Georgia 30013

42,120 SF AVAILABLE

Front Load Design

32' Clear Height

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

186' Truck Court
with 60' Concrete Apron

14 Trailer Parking Spaces

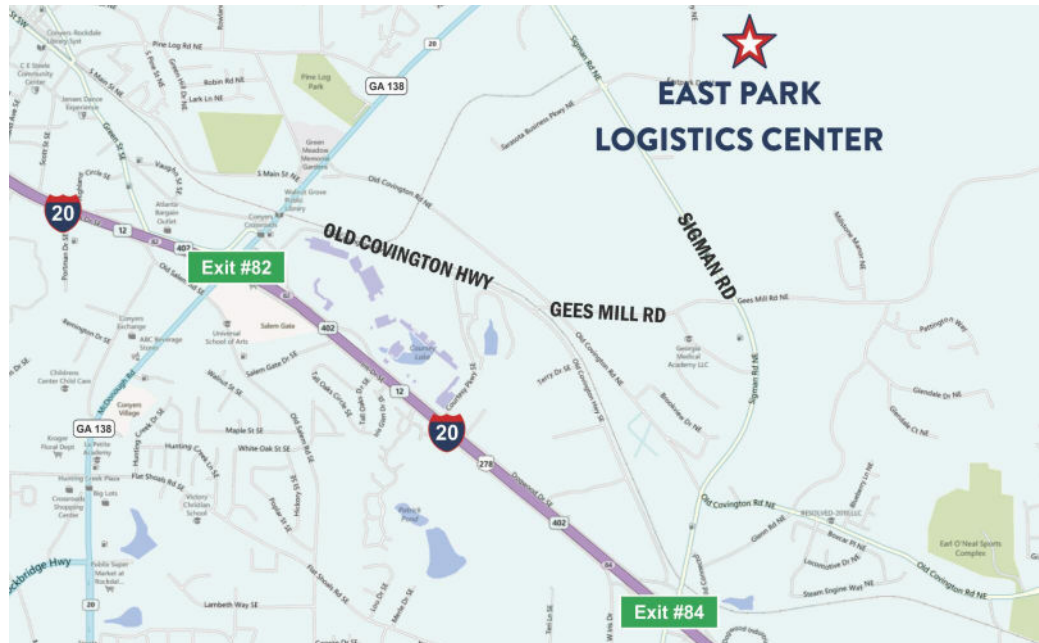
(4) 9' x 10' Dock-High Doors

(4) Knock Out Panels for Additional
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

PROPERTY SPECIFICATIONS

ADDRESS	2082 East Park Drive, NE Conyers (Rockdale County) Georgia 30013
SIZE	Total: 216,000 Square Feet Available: 42,120 Square Feet
DIMENSIONS	260' x 810' (Front-Load Design)
SITE	15.85 Acres
CONSTRUCTION	Walls: Tilt-Up Concrete Panels Slab: 7" Concrete Slab Roof: TPO Clear Height: 32' Clear Minimum Column Spacing: 54' x 50' with 60' speed bay
ELECTRICAL POWER	1200 Amps
SPRINKLER	ESFR
LIGHTING	LED with Motion Sensors
WATER / SEWER	Rockdale County
NATURAL GAS	Atlanta Gas Light
TRUCK LOADING	(22) 9' x 10' Dock-High Doors (2) 12' x 14' Drive-in Doors 186' Truck Court with 60' Concrete Apron
ZONING	ID (Industrial Distribution)
PARKING	100 Automobile 70 Trailer Staging
TRANSPORTATION	Located Approximately 2 miles from I-20 via Exit #82 (GA Hwy 138) and Approximately 1 mile from I-20 via Exit #84 (Salem Road)