

±12,000 WAREHOUSE SF FOR LEASE

# 1225 ROYAL DRIVE

CONYERS, GEORGIA 30094





# PROPERTY OVERVIEW



**9.5/SF**  
~~10/SF~~ + 1.95/SF OPEX  
LEASE RATE



**\$11,450**  
~~\$11,950~~/MONTH  
MONTHLY RATE



**24'**  
CLEAR HEIGHT

## PROPERTY SUMMARY

- ±12,000 SF
- ±1,200 SF Office / Reception
- Bonus Mezzanine
- 6 Loading Docks / 4 Dock-High Doors
- 2 Restrooms
- Zoning: M1 (Light Industrial / Special Use Permit)



**12,000 SF / WAREHOUSE**





EXTERIOR PHOTOS



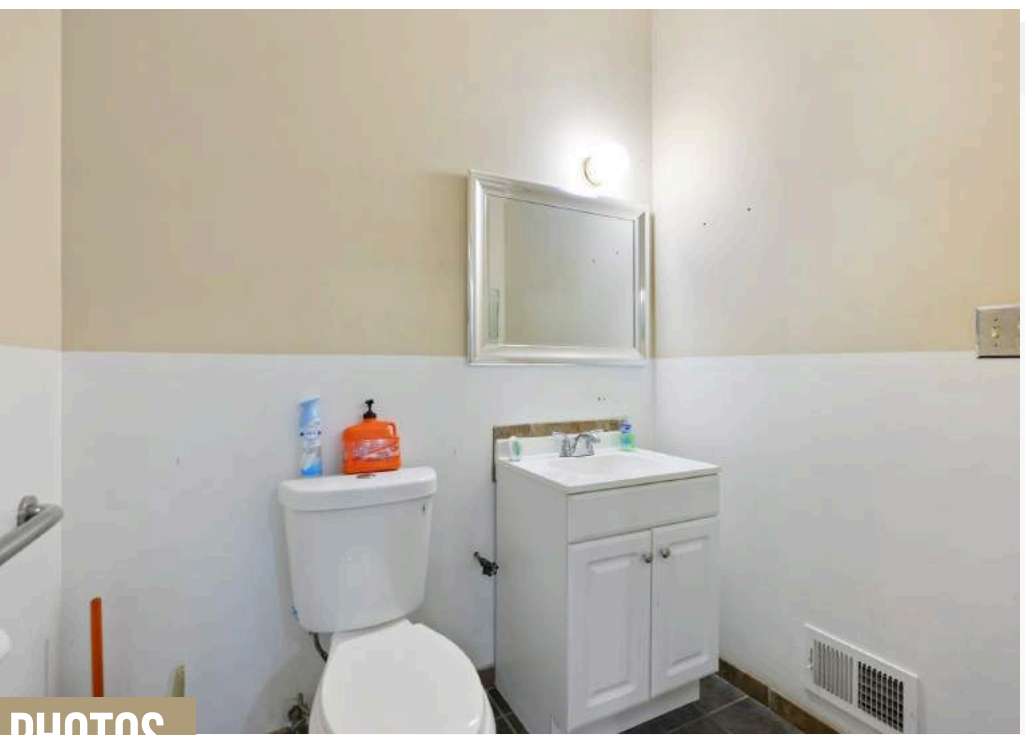




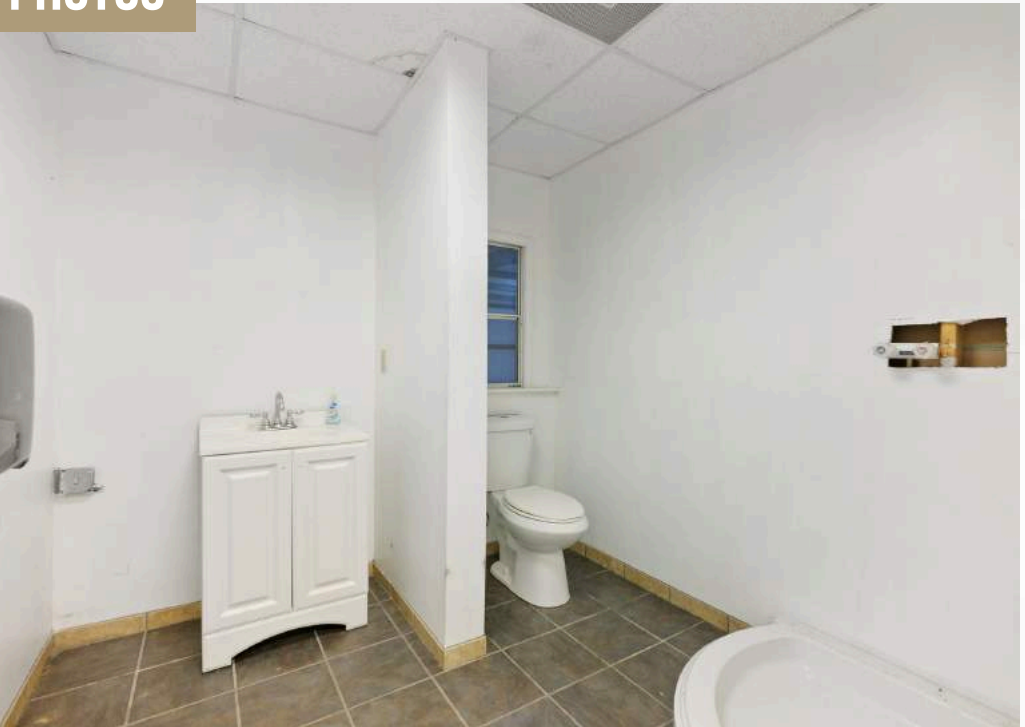
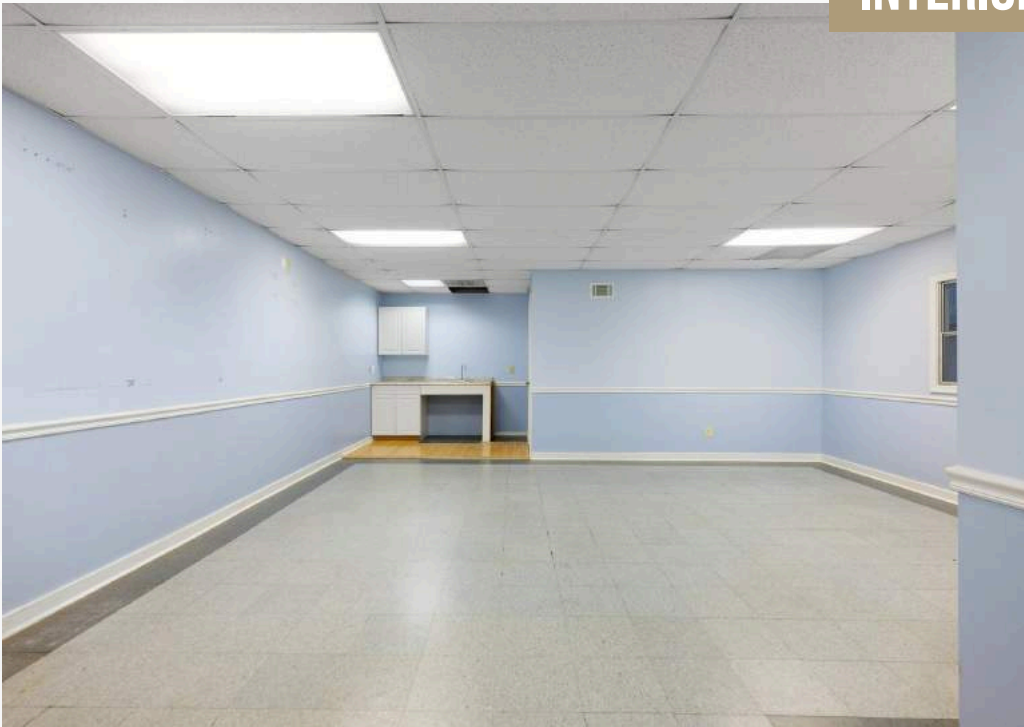
**INTERIOR PHOTOS**



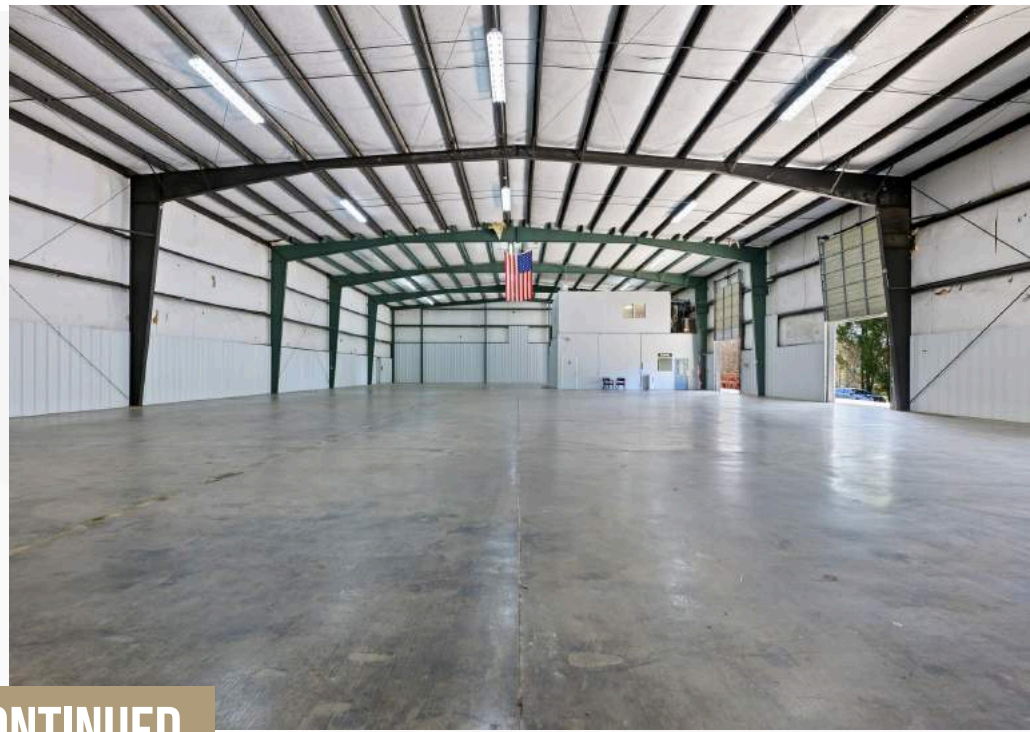




**INTERIOR PHOTOS**



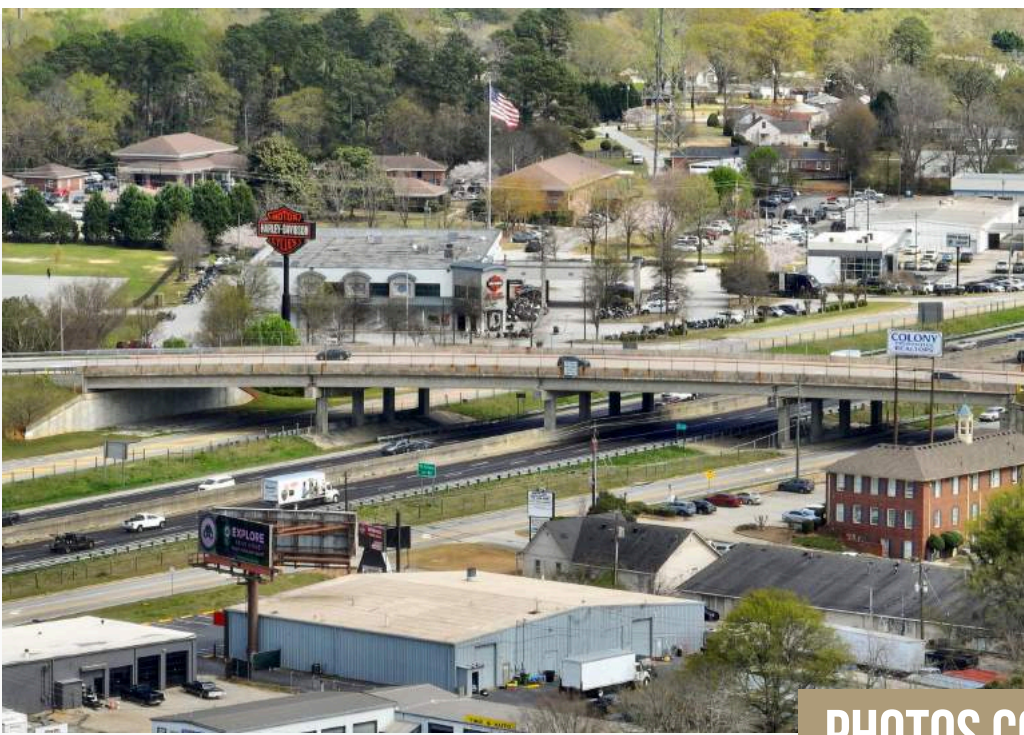




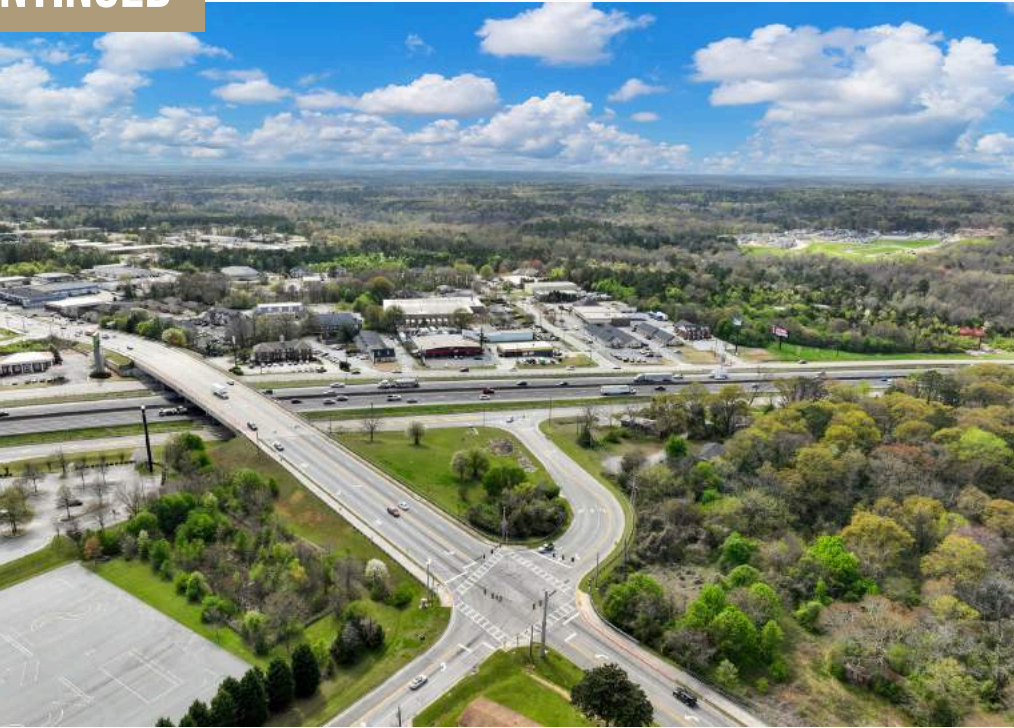
PHOTOS CONTINUED





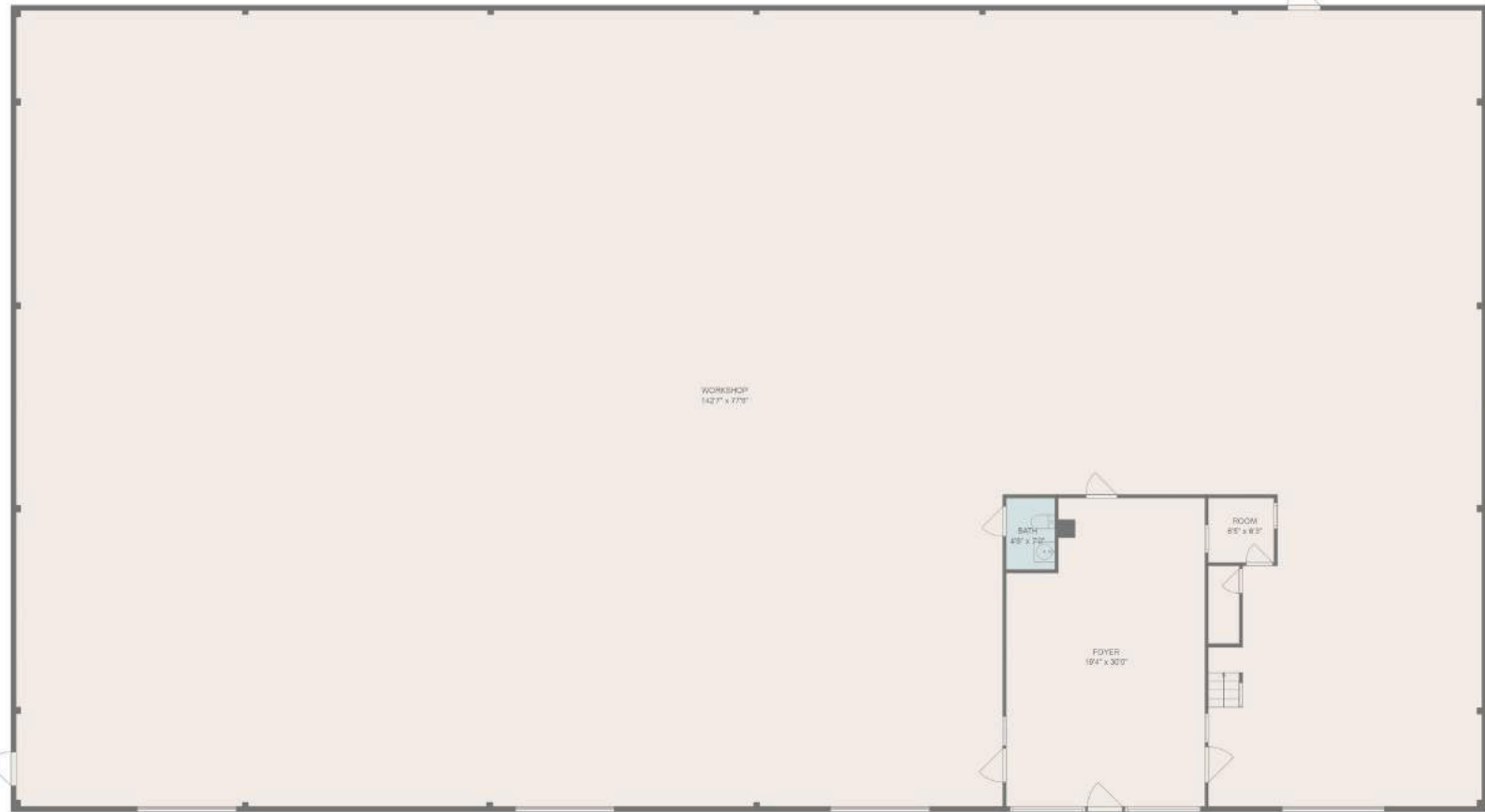


PHOTOS CONTINUED





# FLOOR PLAN



Total scanned area: 11941 sq. ft

MEASUREMENTS ARE DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.





# FLOOR PLAN



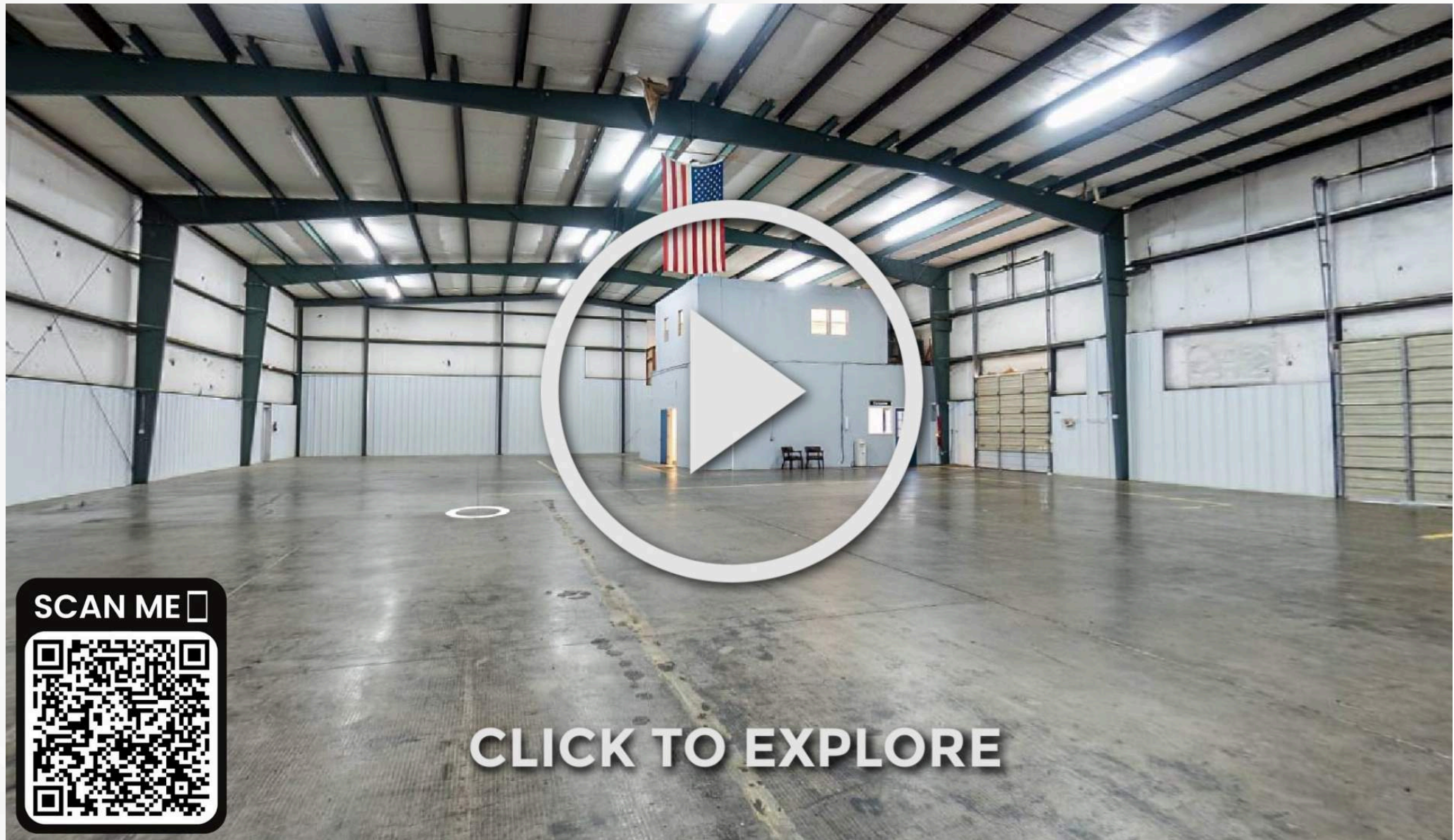
Total scanned area: 11941 sq. ft

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# FLOOR PLAN



SCAN ME



CLICK TO EXPLORE



# AREA OVERVIEW



## CONYERS

Conyers, Georgia, is a city located approximately 24 miles east of Atlanta in Rockdale County. It has a land area of approximately 11.9 square miles and a population of around 16,000 residents. Conyers has a rich history dating back to the early 19th century when it was originally incorporated in 1854. The city's economy is diverse, with sectors such as manufacturing, retail, healthcare, and education playing significant roles. Conyers offers plenty of opportunities for outdoor recreation, including parks, trails, and the nearby Georgia International Horse Park. The city is served by the Rockdale County Public School District and has private schools and higher education institutions in the area. Conyers has a strong sense of community and hosts various events and festivals throughout the year. It is accessible via Interstate 20 and has public transportation options, including bus services. Overall, Conyers, GA, offers residents a blend of suburban living, economic opportunities, outdoor recreation, and community amenities within close proximity to the Atlanta metropolitan area.

## TOP INDUSTRIES - 2024

**Manufacturing:** Conyers has a strong manufacturing presence, with companies in industries such as automotive parts, plastics, machinery, and electronics. Manufacturing contributes significantly to the local economy and provides employment opportunities for residents.

**Retail:** The retail sector is also prominent in Conyers, with numerous shopping centers, stores, and restaurants catering to residents and visitors. Retail establishments range from small local businesses to national chains.

**Healthcare:** Conyers has a growing healthcare sector, with hospitals, medical centers, clinics, and other healthcare facilities serving the community. Healthcare providers offer a range of services, including primary care, specialty care, and emergency services.

**Education:** The education sector is essential in Conyers, with public schools, private schools, and higher education institutions providing educational opportunities for residents. The presence of educational institutions contributes to the local economy and helps attract families to the area.

**Technology:** Conyers has seen growth in the technology sector, with companies specializing in information technology, telecommunications, and software development. These tech companies contribute to innovation and economic development in the area.

**Logistics and Distribution:** Due to its strategic location near major transportation routes, including Interstate 20, Conyers serves as a hub for logistics and distribution companies. Warehousing, shipping, and transportation services play a vital role in the local economy.



# AREA OVERVIEW



**OUTBACK**  
STEAKHOUSE®



0.8 miles Exit 80 West  
1.2 miles Exit 82 East





# AREA OVERVIEW



0.8 miles Exit 80 West  
1.2 miles Exit 82 East



Oakland Ave SE



HWY 278

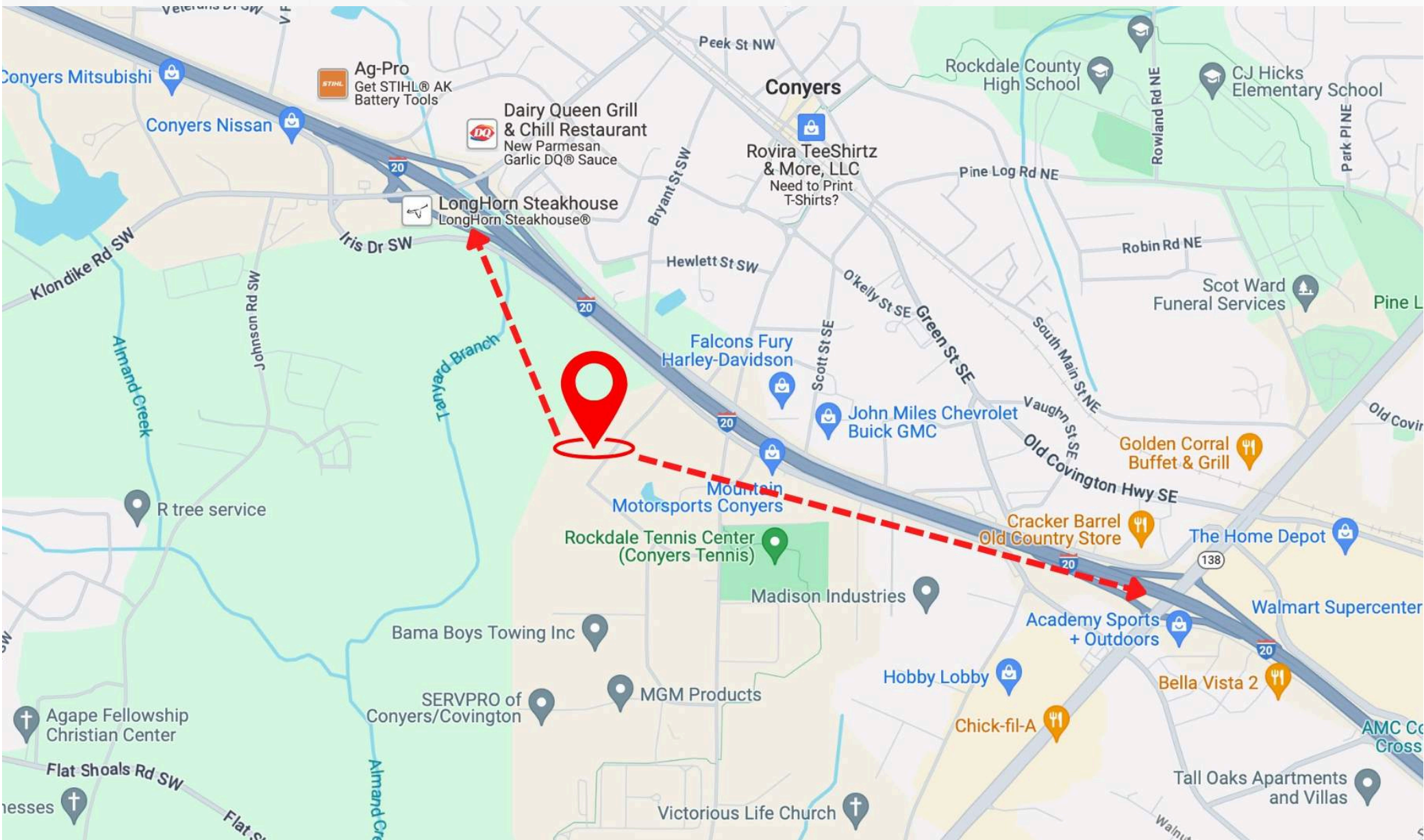


# AREA OVERVIEW





# AREA OVERVIEW

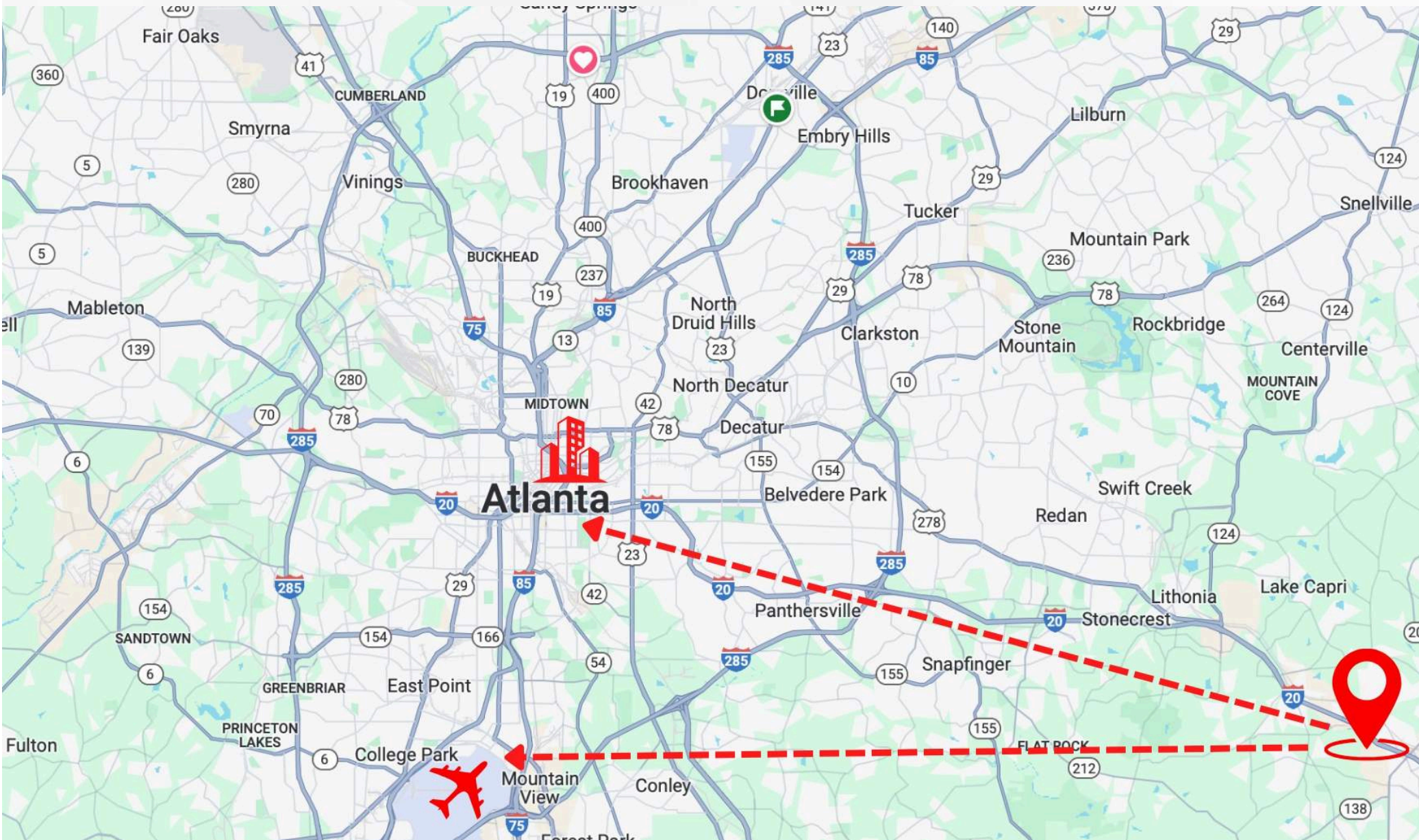


• 0.8 Miles From Exit 80 Klondike Road/West Ave SW

• 1.2 Miles From Exit 82 Highway 138 SE



# AREA OVERVIEW



• 25 Miles From Atlanta, Hartsfield-Jackson International Airport & Mercedes Benz Stadium





±12,000 SF WAREHOUSE SPACE FOR LEASE

# 1225 ROYAL DRIVE

CONYERS, GEORGIA 30094



## EXCLUSIVE LEASING AGENT

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LEASING BROKER

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### LEASING DISCLAIMER

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Owner and Jordan Real Estate Group expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee have any other claims against Owner or Jordan Real Estate Group or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing of the Property.

This Leasing Package shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Leasing Package.