

**INDUSTRIAL FOR SALE**

**7.6 AC w/ 1,850 SF Office**

**2332 OLD COVINGTON HWY SW**

Conyers, GA 30012

**PRESENTED BY:**

**MATT LEVIN, CCIM**

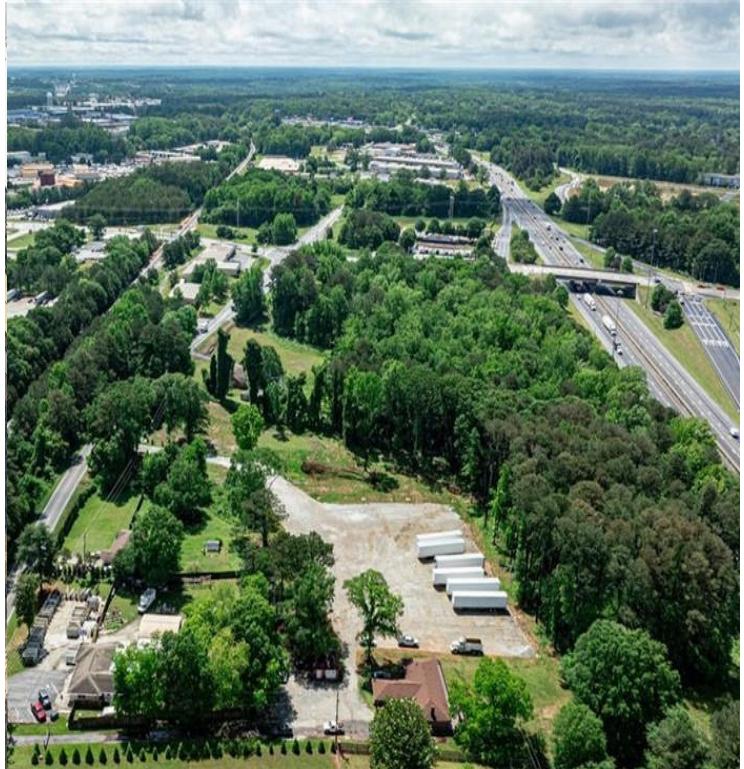
O: 770.209.1700

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GA #119351



## PROPERTY SUMMARY



<b>SALE PRICE:</b>	\$2,599,000
<b>LOT SIZE:</b>	7.66 Acres
<b>ZONING:</b>	Light Industrial
<b>OFFICE SIZE:</b>	1,850 SF
<b>SHOP SIZE:</b>	750 SF
<b>SEWER AVAILABLE:</b>	Yes
<b>DISTANCE TO INTERSTATE:</b>	0.5 Miles

### PROPERTY DESCRIPTION

For sale is a 7.66 acre parcel zoned light industrial with 400 feet+- of frontage on I-20 in the developed IOS corridor of Rockdale County. Currently used for as a freight hauling headquarters and tractor trailer parking, the site has been substantially cleared and graded with crushed gravel. New LED pole lighting was installed on the perimeter. All utilities including sewer are available. The property includes a completely renovated 1,850 SF+- office from a former single family home and a freestanding garage-shop building. The office is on septic. Sewer runs parallel to the southern and eastern boundary lines. The location has direct access to I-20 at Sigman Road and is 15 minutes from I-285.

### PROPERTY HIGHLIGHTS

- 7.66+- acre parcel with 1,850 SF office and 1 bay shop
- Zoned light industrial
- All utilities including sewer available
- Crushed gravel cleared level site \ perimeter LED pole lighting
- 400+ feet frontage on I-20 and Old Covington Hwy
- Renovated 1,850 SF office \ 1 bay shop building
- Direct access to I-20 at Sigman Road \ 15 minutes from I-285
- Rapidly developing IOS area

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## ADDITIONAL PHOTOS



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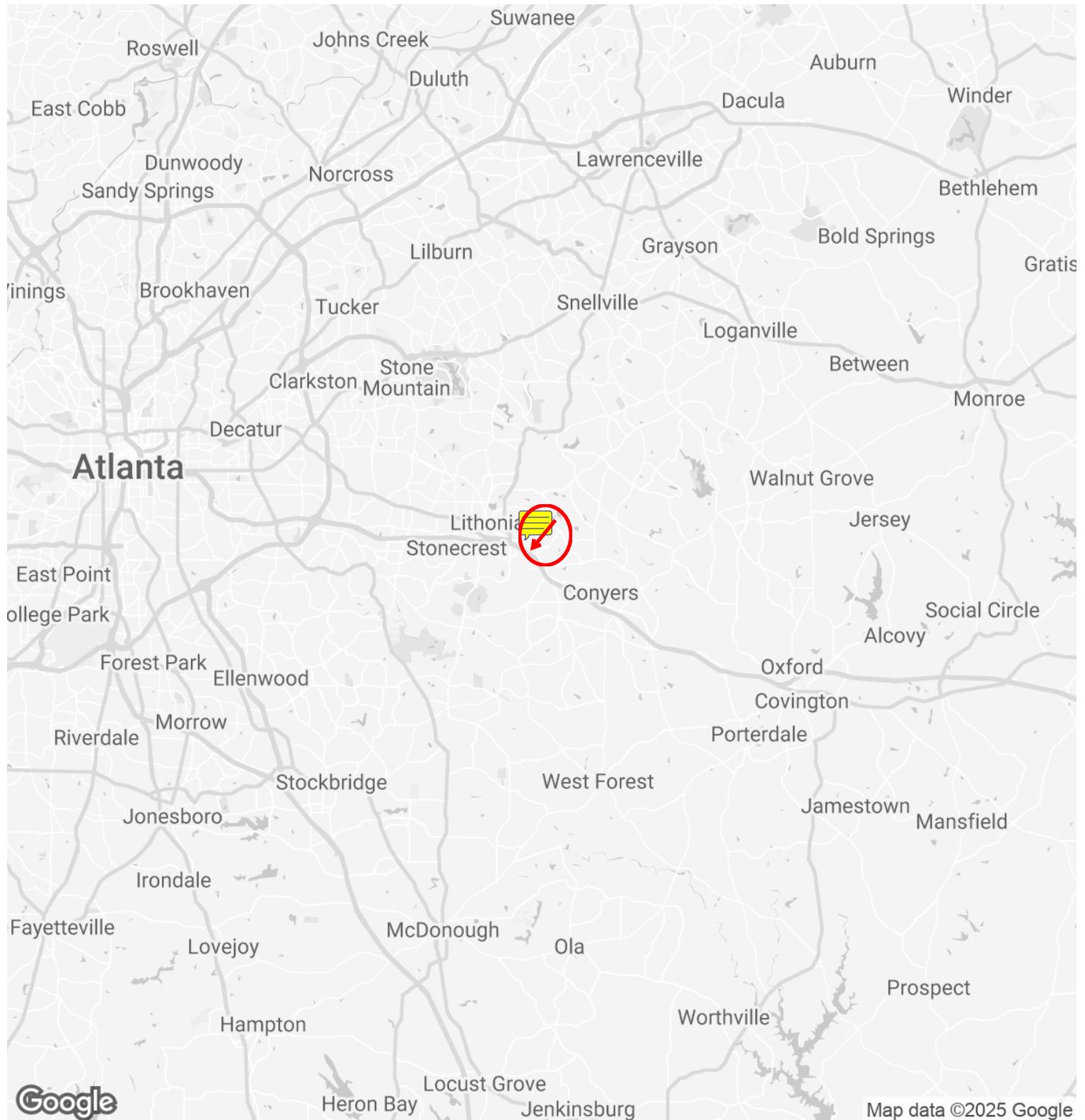


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## LOCATION MAP

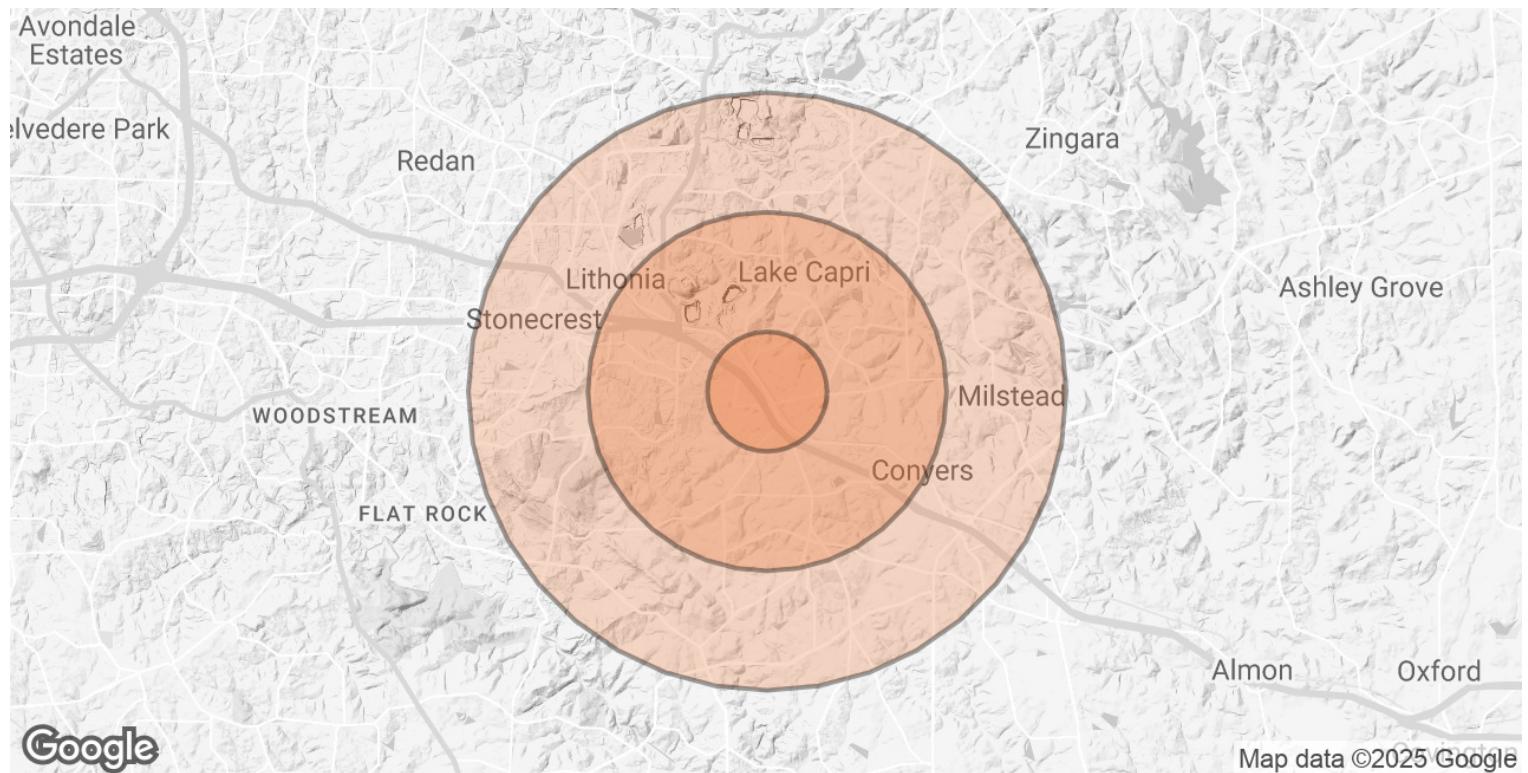


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# DEMOGRAPHICS MAP & REPORT



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	2,935	30,826	85,207
<b>AVERAGE AGE</b>	38	38	38
<b>AVERAGE AGE (MALE)</b>	37	36	37
<b>AVERAGE AGE (FEMALE)</b>	39	39	40

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	1,198	11,460	31,297
<b># OF PERSONS PER HH</b>	2.4	2.7	2.7
<b>AVERAGE HH INCOME</b>	\$80,012	\$96,011	\$89,569
<b>AVERAGE HOUSE VALUE</b>	\$243,737	\$269,308	\$263,165

Demographics data derived from AlphaMap

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## ADVISOR BIO



### MATT LEVIN, CCIM

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### PROFESSIONAL BACKGROUND

Matt Levin, CCIM, focuses on the sale and leasing of retail, office and industrial properties. With over 30 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Prior to joining Crye-Leike Commercial, Matt was a multi-year recipient of the Partner Circle Award, SVN Commercial Real Estates's highest recognition, and consistently performed in the top 100 of advisors nationally.

Prior to joining SVN, Matt served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matt is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matt received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 30 years Valerie and daughter Camille. Matt is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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