

INDUSTRIAL FOR SALE

7.6 AC w/ 1,850 SF Office

2332 OLD COVINGTON HWY SW

Conyers, GA 30012

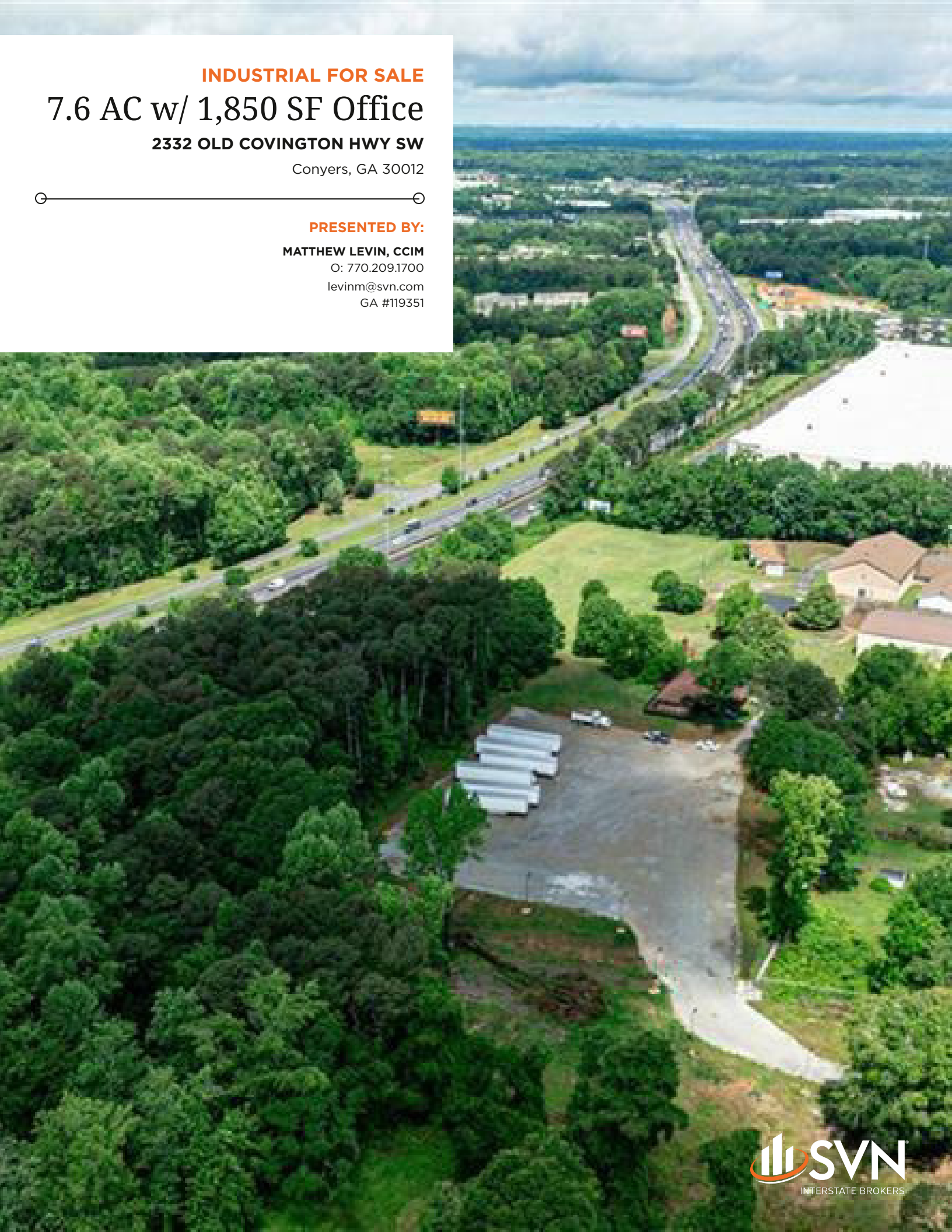
PRESENTED BY:

MATTHEW LEVIN, CCIM

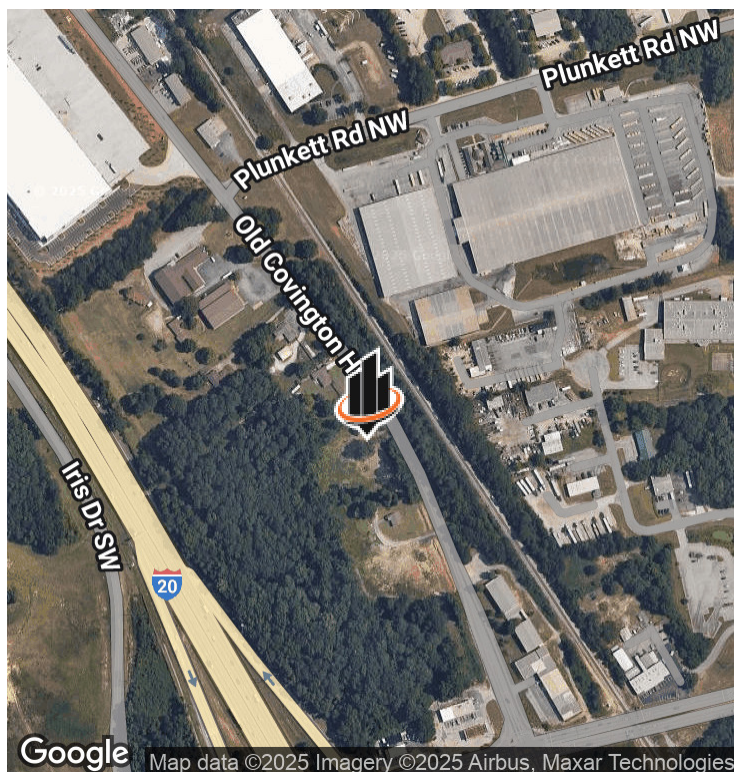
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GA #119351



PROPERTY SUMMARY



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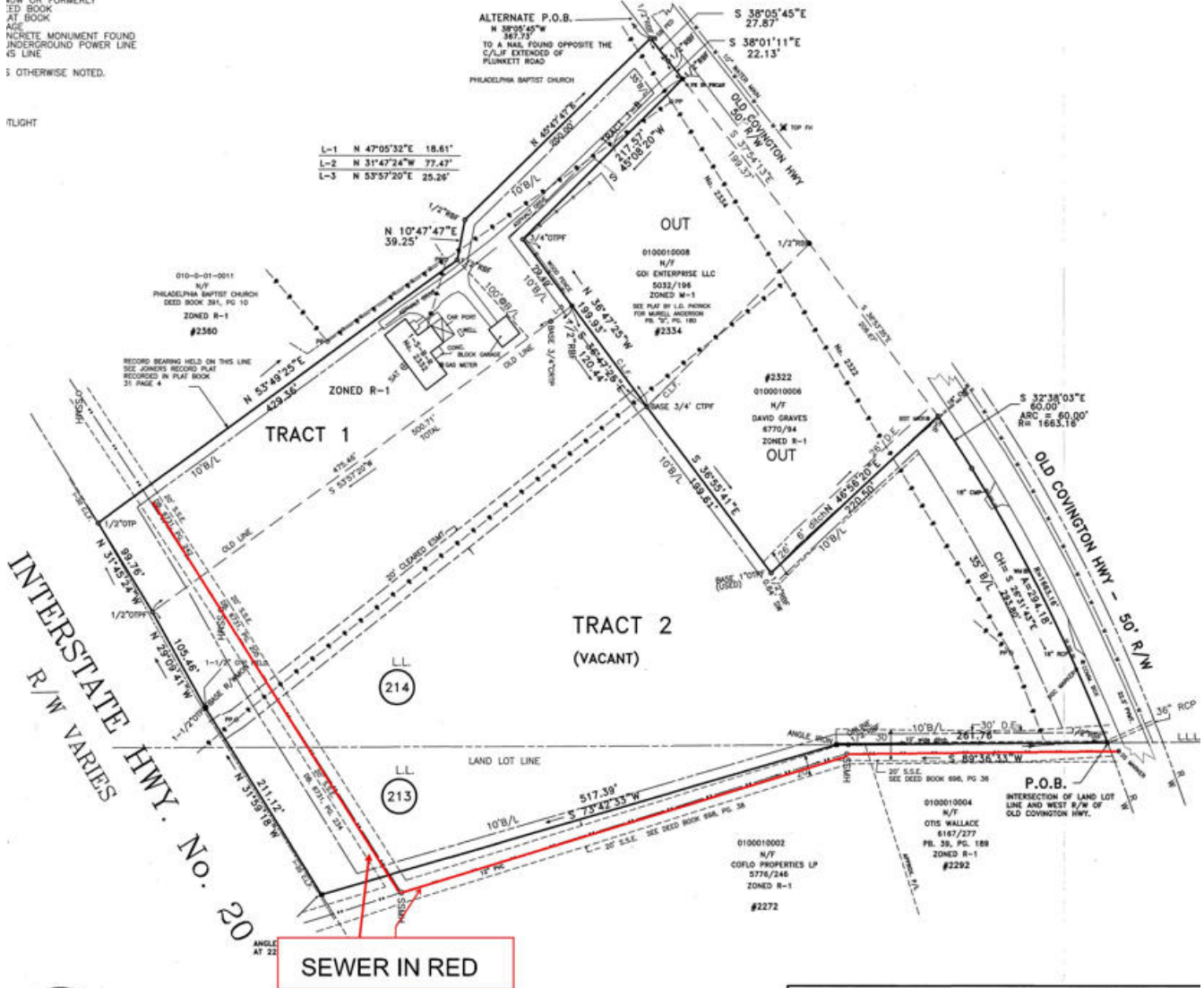
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SURVEY

1" = 100' P.L.S.
 RB INLET
 ID INLET
 LAD WALL
 CORRUGATED METAL PIPE
 REINFORCED CONCRETE PIPE
 TILE IRON PIPE
 DRAINAGE EASEMENT
 SANITARY SEWER MANHOLE
 UTILITY SEWER EASEMENT
 RE HYDRANT
 WATER VALVE
 WATER METER
 S. VALVE
 S. METER
 K&W OR FORMERLY
 ZED BOOK
 AT BOOK
 A/L
 CONCRETE MONUMENT FOUND
 UNDERGROUND POWER LINE
 S LINE
 S OTHERWISE NOTED.

TLIGHT



THE INTENT OF THIS PLAT IS TO CO
TRACT 1 AND TRACT 2.



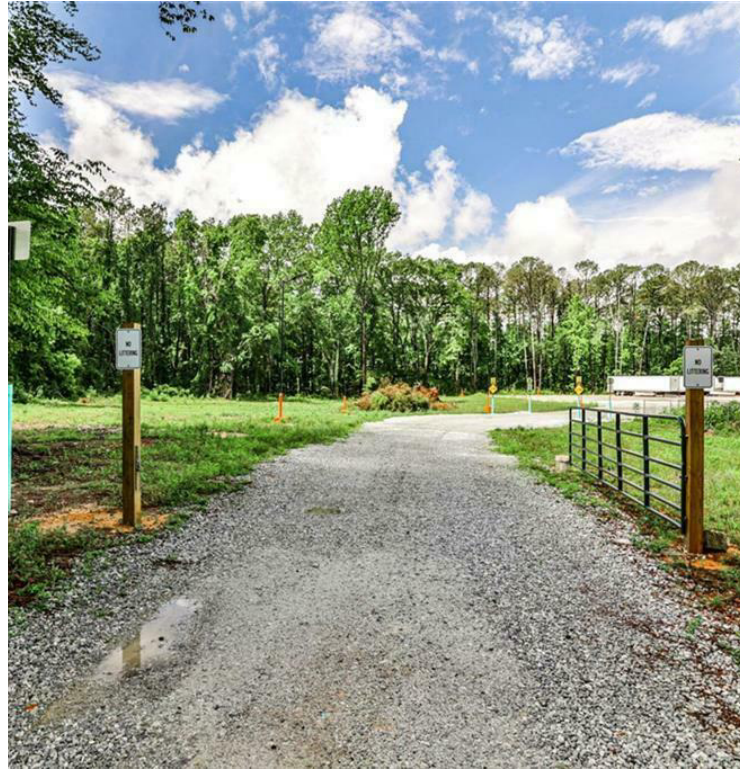
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ADDITIONAL PHOTOS



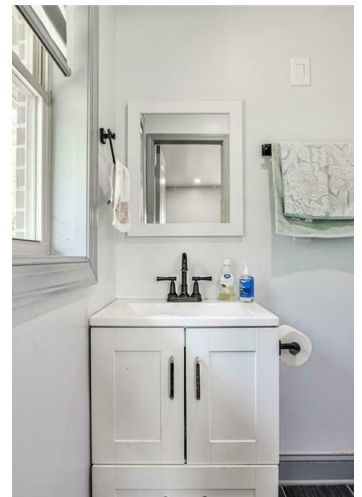
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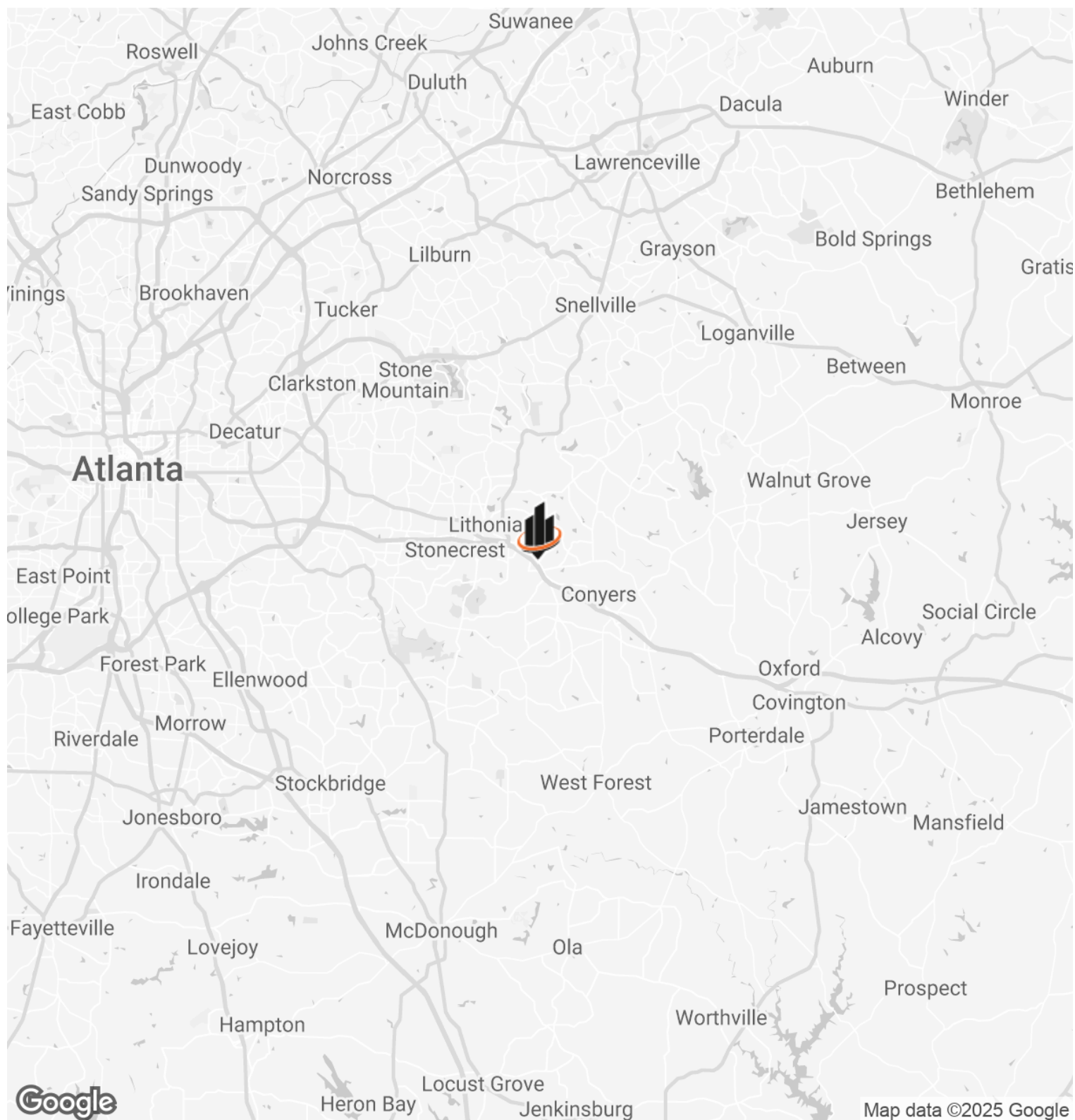
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LOCATION MAP



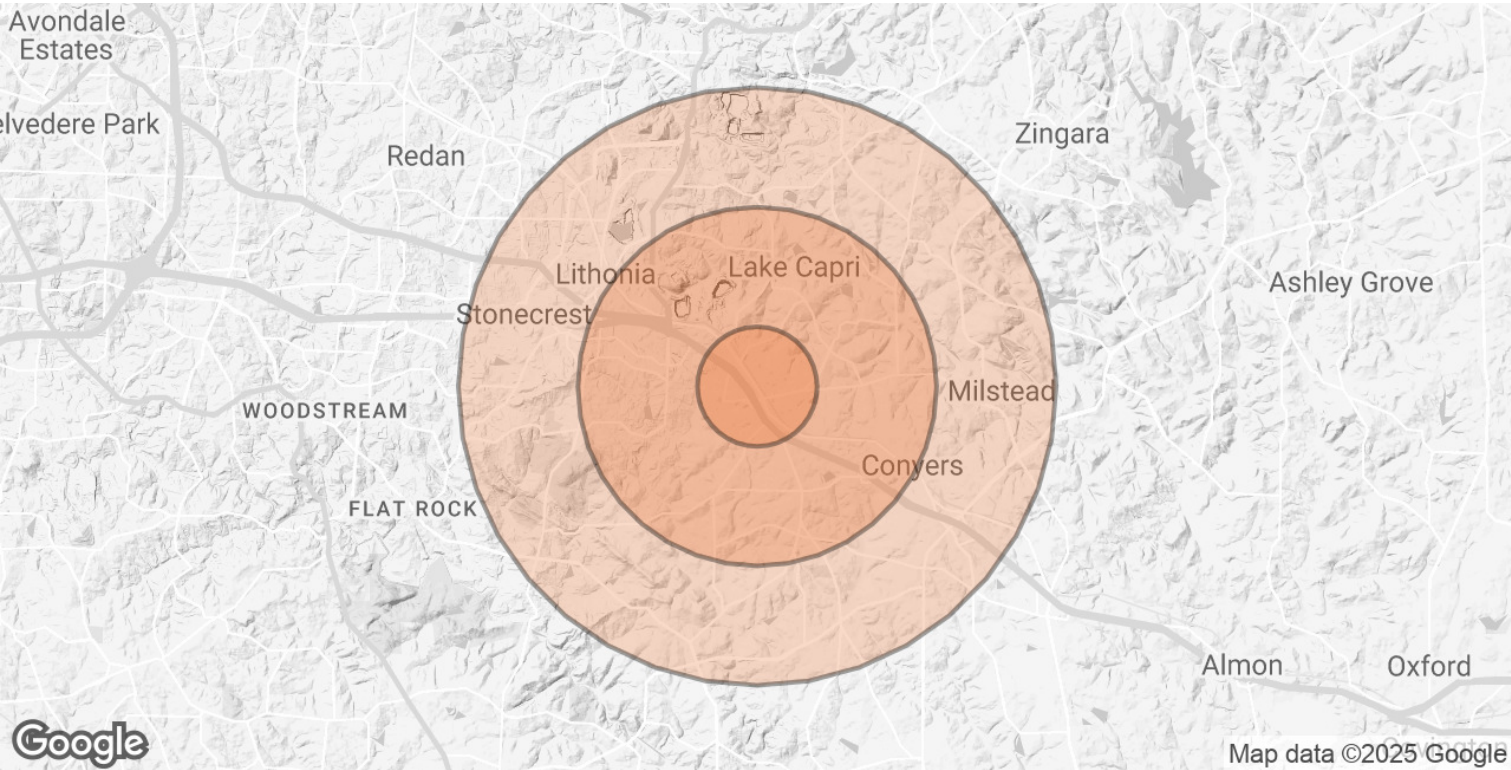
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DEMOGRAPHICS MAP & REPORT



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

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

Demographics data derived from AlphaMap

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ADVISOR BIO



MATTHEW LEVIN, CCIM

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew 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).

Matthew 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.

Matthew 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 23 years Valerie and daughter Camille. Matthew 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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