



# IOS for Lease

1679 Koppers Court | Conley, GA

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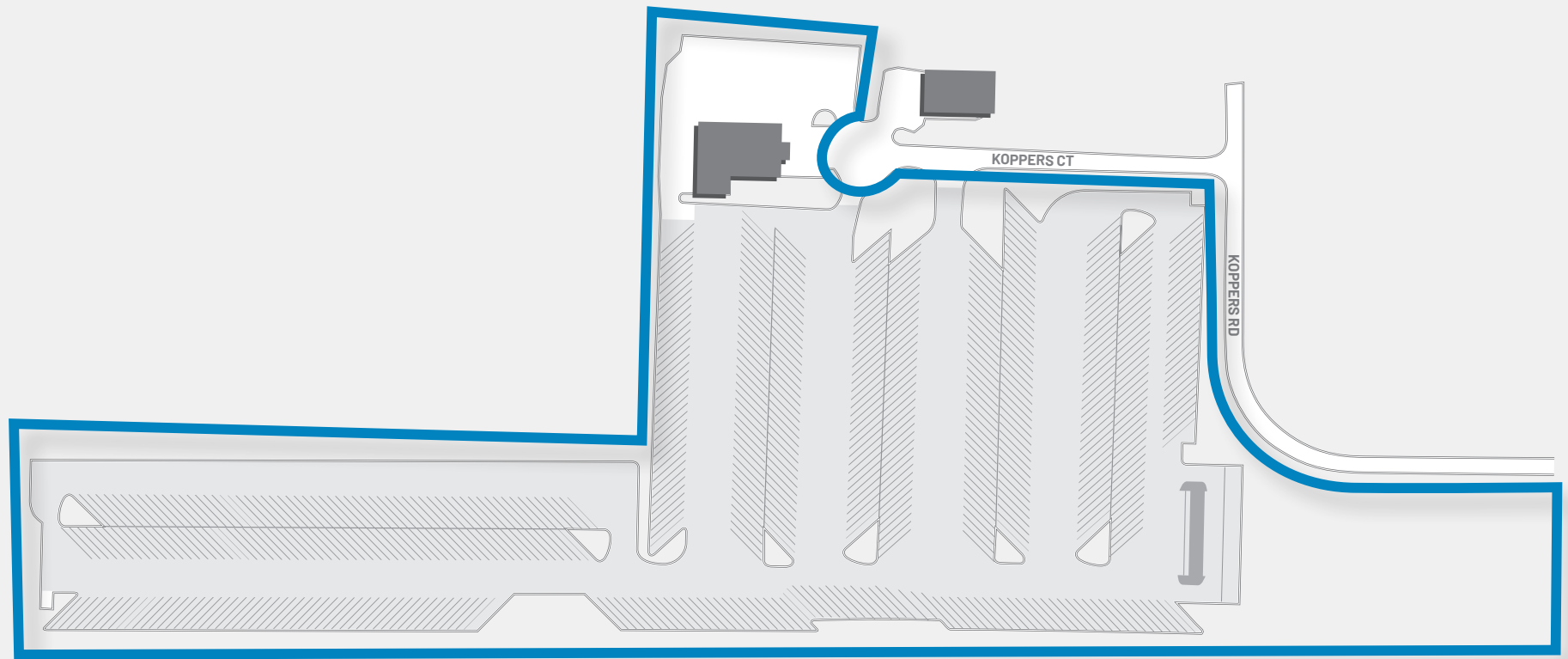
23 Net Acres  
Existing 12,000 SF Shop  
Demising options available  
BTS opportunities available  
Striped, fenced, gated, and lit

REALTERM

# Site Layout

REALTERM

AVAILABLE  
NOV 1, 2025



23  
ACRES

12,000  
SQUARE  
FEET

I-285 ACCESS  
WITHIN 2  
MILES

3 POINTS  
OF INGRESS  
AND EGRESS

FENCED  
AND LIT

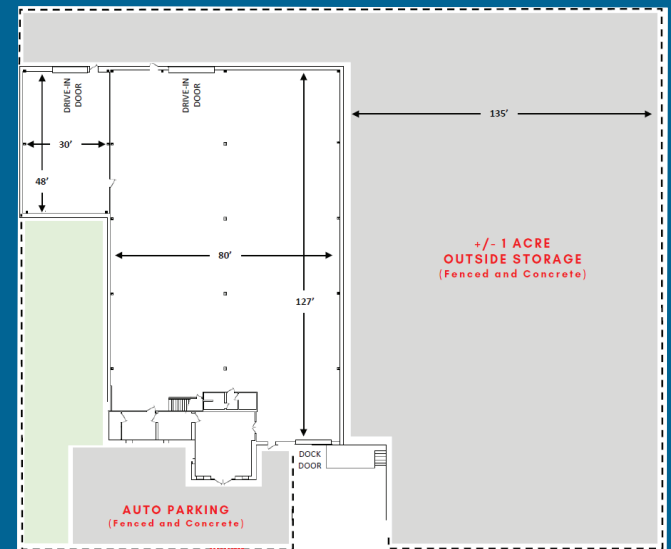
ASPHALT AND  
CONCRETE

# Site Aerial



- Shop may be leased individually
- Full Asphalt Paving (except adjacent to the shop)
- 12,000 SF
- Electric system at the Property consists of 400-ampere, 277/480-volt, three-phase, four-wire service.
- Electricity is supplied by Georgia Power
- 15' minimum clear height, 19' maximum \*
- 2 Drive-In Doors est. Smaller 8.4' Wide x 10' High, Larger 12' Wide x 14' High \*
- 1 Dock High est. 8.4' x 10' \*
- Full Site LED Exterior Lights

*\* These are estimates based off calculations on the site plan and building height.*



# Property Pictures

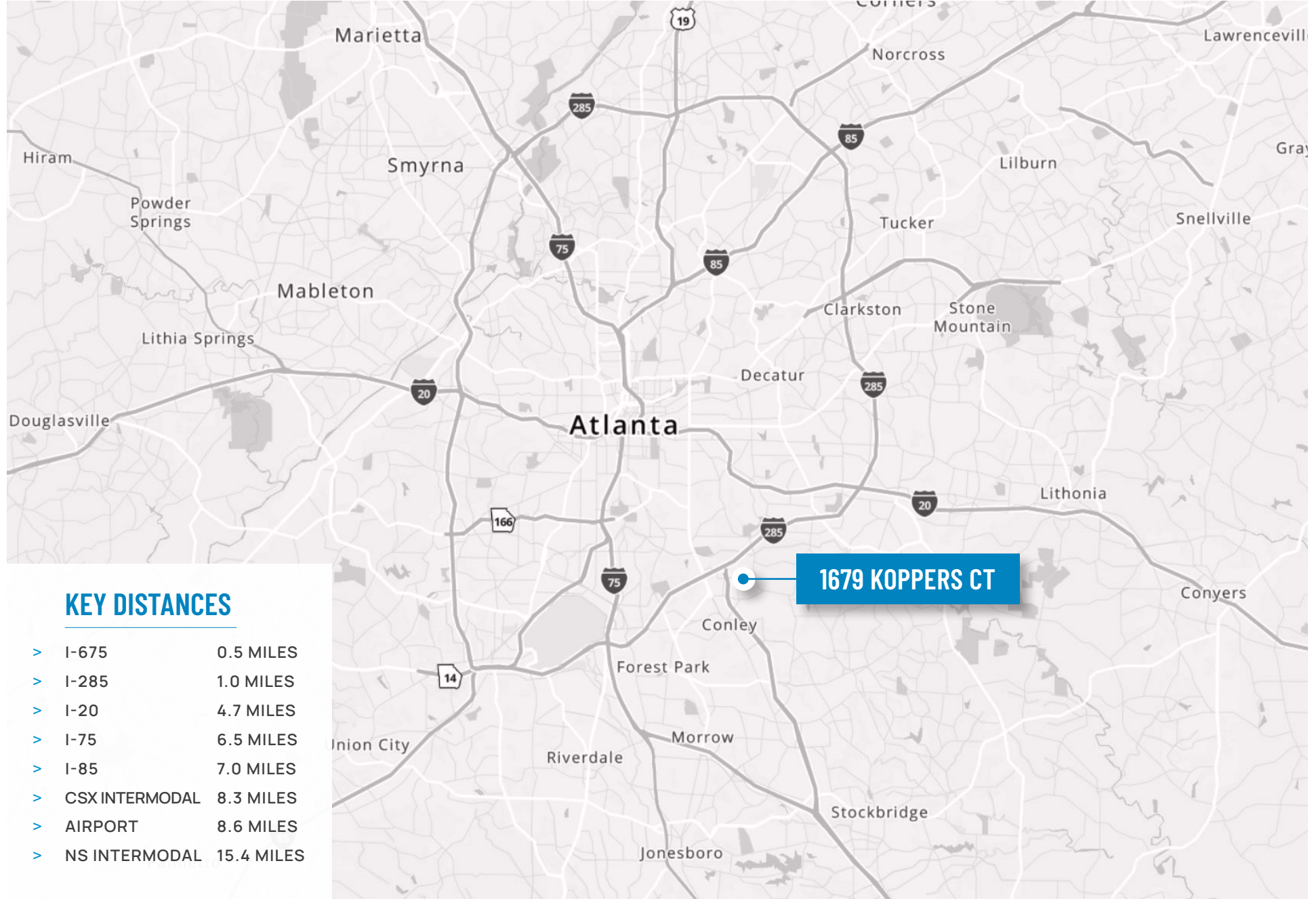


## Conceptual Site Plan

# Logistics Hub of the South



# Location and Proximity



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For More Information, Contact:

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