

± 2,000 - 8,000 SF WAREHOUSE SPACE FOR LEASE

1400 General Arts Road, Conyers, GA 30012

UP TO 50% OFF YEAR 1 RENT FOR QUALIFIED TENANTS



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OVERVIEW

1400 General Arts Rd, Conyers, GA 30012

A multi-tenant light industrial park along General Arts Road NW in Conyers, serving a tenant base of contractors, service operators, fabricators, automotive, and small-bay users. The building is configured with right-sized warehouse suites and small office buildout – ideal for owner-operators, service contractors, and small-bay industrial users.

Site Highlights

- **Total Building Size:** ±32,000 sf across 15 suites
- **Typical Suite Size:** ±2,134 sf
- **Loading:** Drive-in door access (typical one per suite)
- **Frontage:** General Arts Road NW
- **Access:** Direct connection to I-20 East

Current Availability –

- **Suite A:** ±2,134 sf (110 sf office / 2,024 sf warehouse, 1 DI door)
- **Suite C:** ±2,134 sf (364 sf office / 1,770 sf warehouse, 1 DI door)
- **Suite K:** ±2,134 sf (874 sf office / 1,260 sf warehouse, 1 DI door)
- **Suite L:** ±2,134 sf (454 sf office / 1,680 sf warehouse, 1 DI door)
- **Suite M:** ±2,134 sf (34 sf office / 2,100 sf warehouse, 1 DI door)
- **Suite N:** ±2,134 sf (394 sf office / 1,740 sf warehouse, 1 DI door)
- **Suite 1344:** ±3,023 sf (923 sf office / 2,100 sf warehouse)
- **Suite 1346:** ±3,023 sf (1,391 sf office / 1,632 sf warehouse, 1 DI door)



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SUITE A

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 2,024 | Office SF ± 110

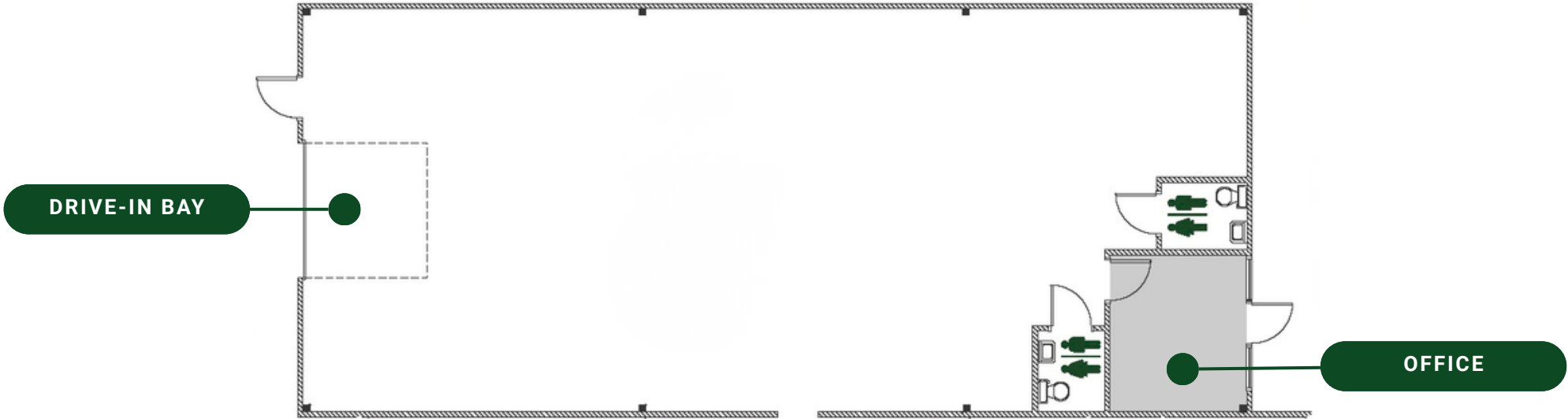
WAREHOUSE SF
2,024

OFFICE SF
110

CLEAR HEIGHT
16'

LOADING
1 Drive-In

ZONING
M1 - Light Industrial



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SUITE C

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 1,770 | Office SF ± 364

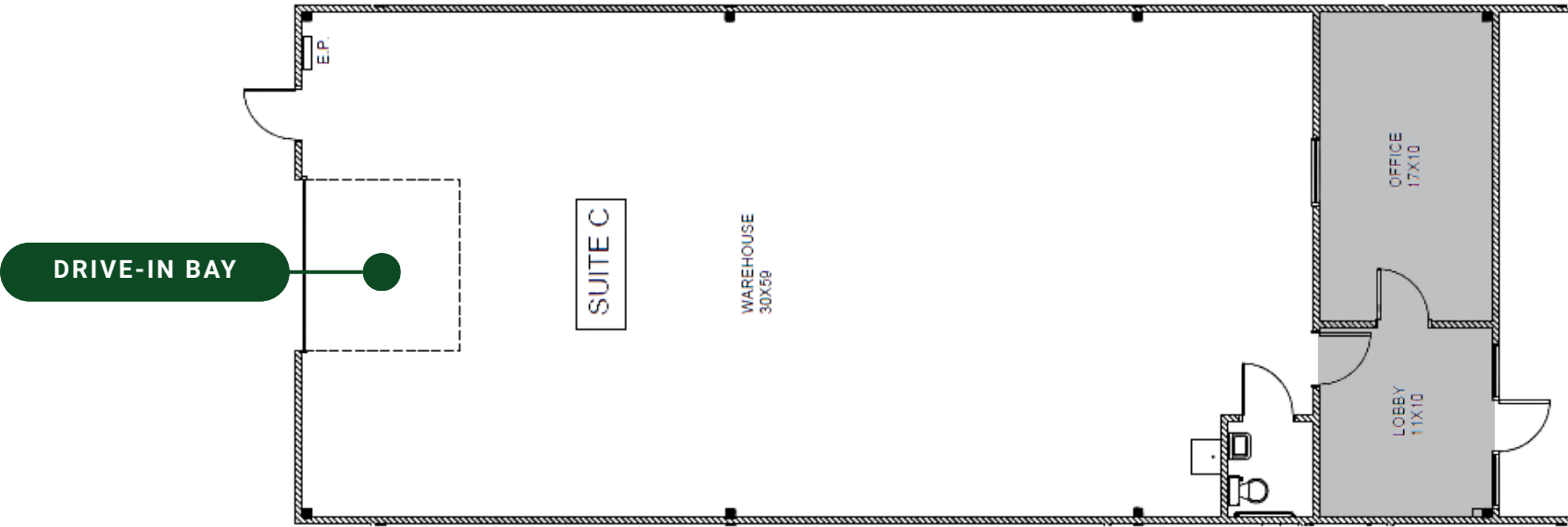
WAREHOUSE SF
1,770

OFFICE SF
364

CLEAR HEIGHT
16'

LOADING
1 Drive-In

ZONING
M1 - Light Industrial



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SUITE K

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 2,024 | Office SF ± 110

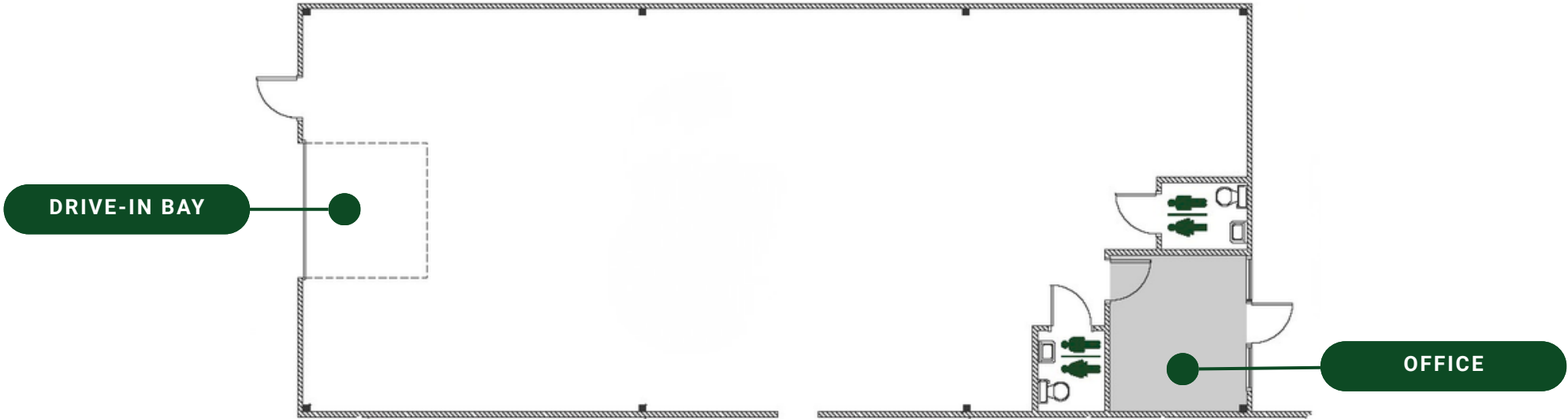
WAREHOUSE SF
2,024

OFFICE SF
110

CLEAR HEIGHT
16'

LOADING
1 Drive-In

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M1 - Light Industrial



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SUITE L

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 1,680 | Office SF ± 364

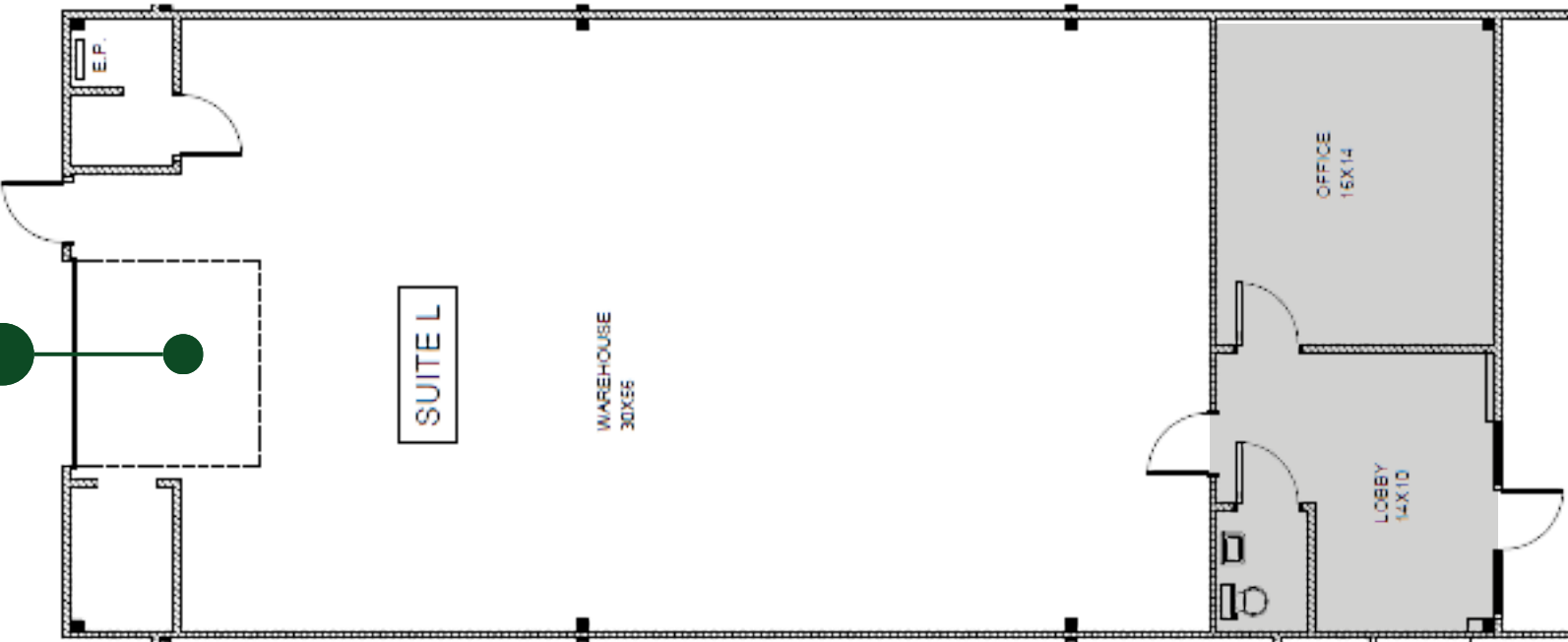
WAREHOUSE SF
1,680

OFFICE SF
454

CLEAR HEIGHT
16'

LOADING
1 Drive-In

ZONING
M1 - Light Industrial



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SUITE M

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 2,100 | Office SF ± 934

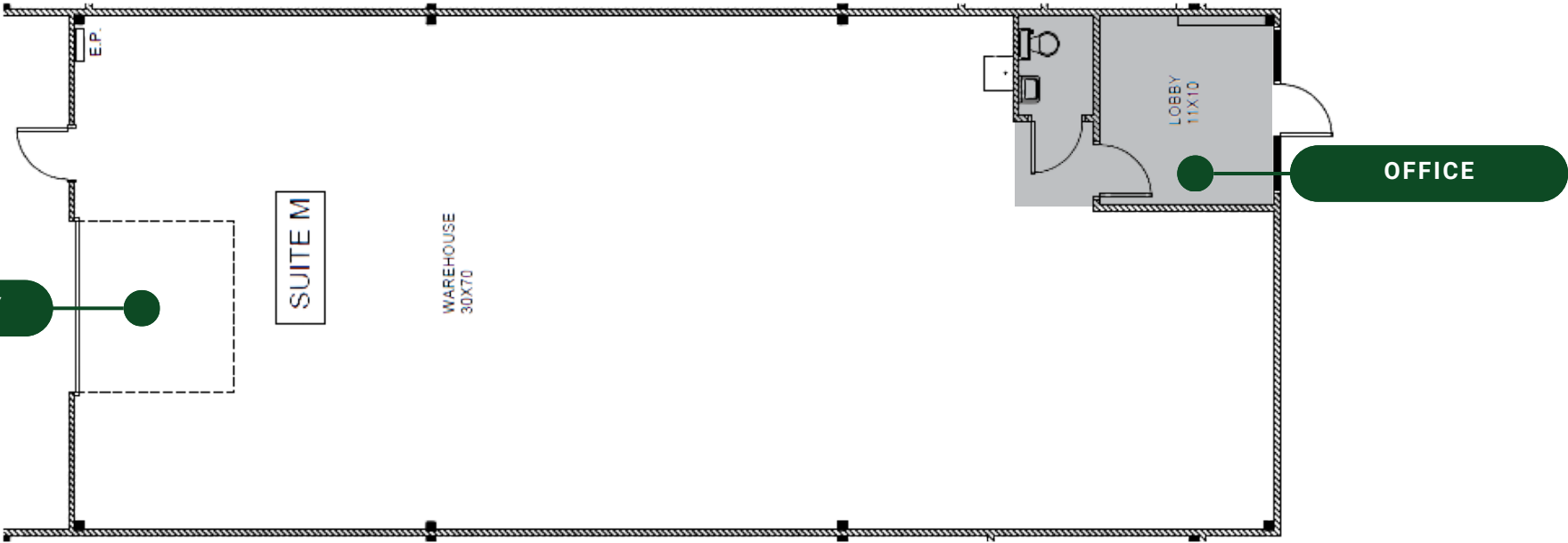
WAREHOUSE SF
2,024

OFFICE SF
110

CLEAR HEIGHT
16'

LOADING
1 Drive-In

ZONING
M1 - Light Industrial



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SUITE N

1400 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,134

Warehouse SF ± 1,680 | Office SF ± 364

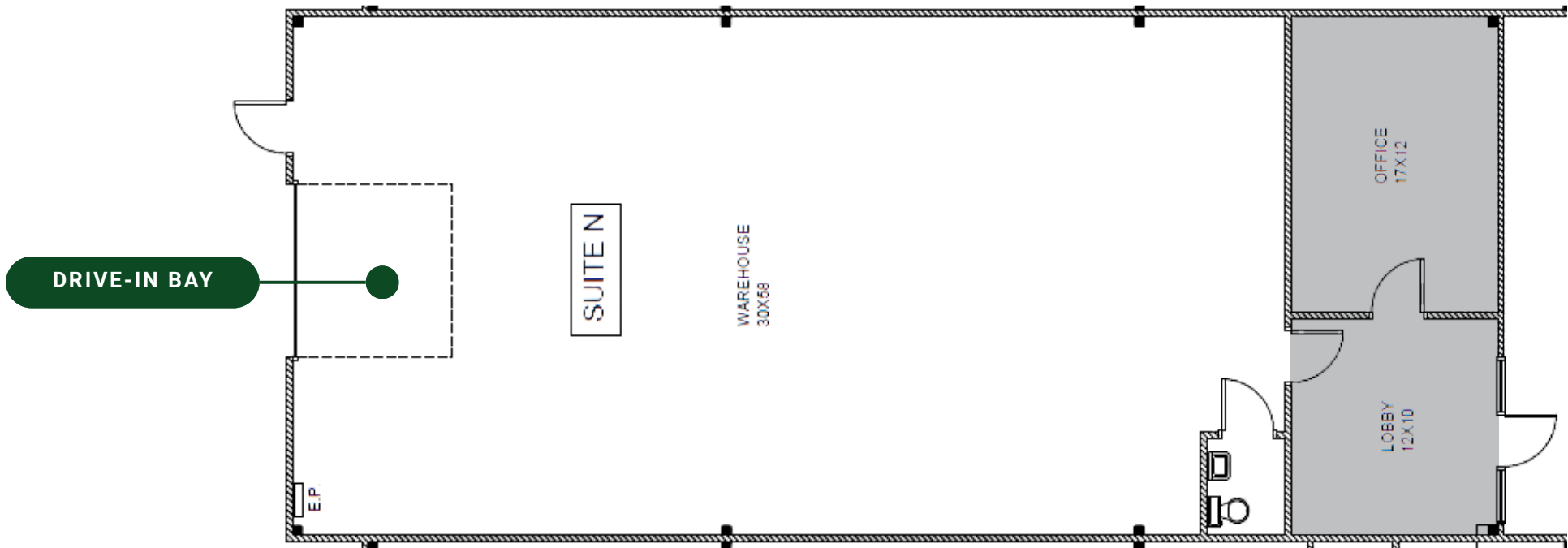
WAREHOUSE SF
1,680

OFFICE SF
454

CLEAR HEIGHT
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LOADING
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SUITE 1344

1344 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,023

Warehouse SF ± 2,100 | Office SF ± 923

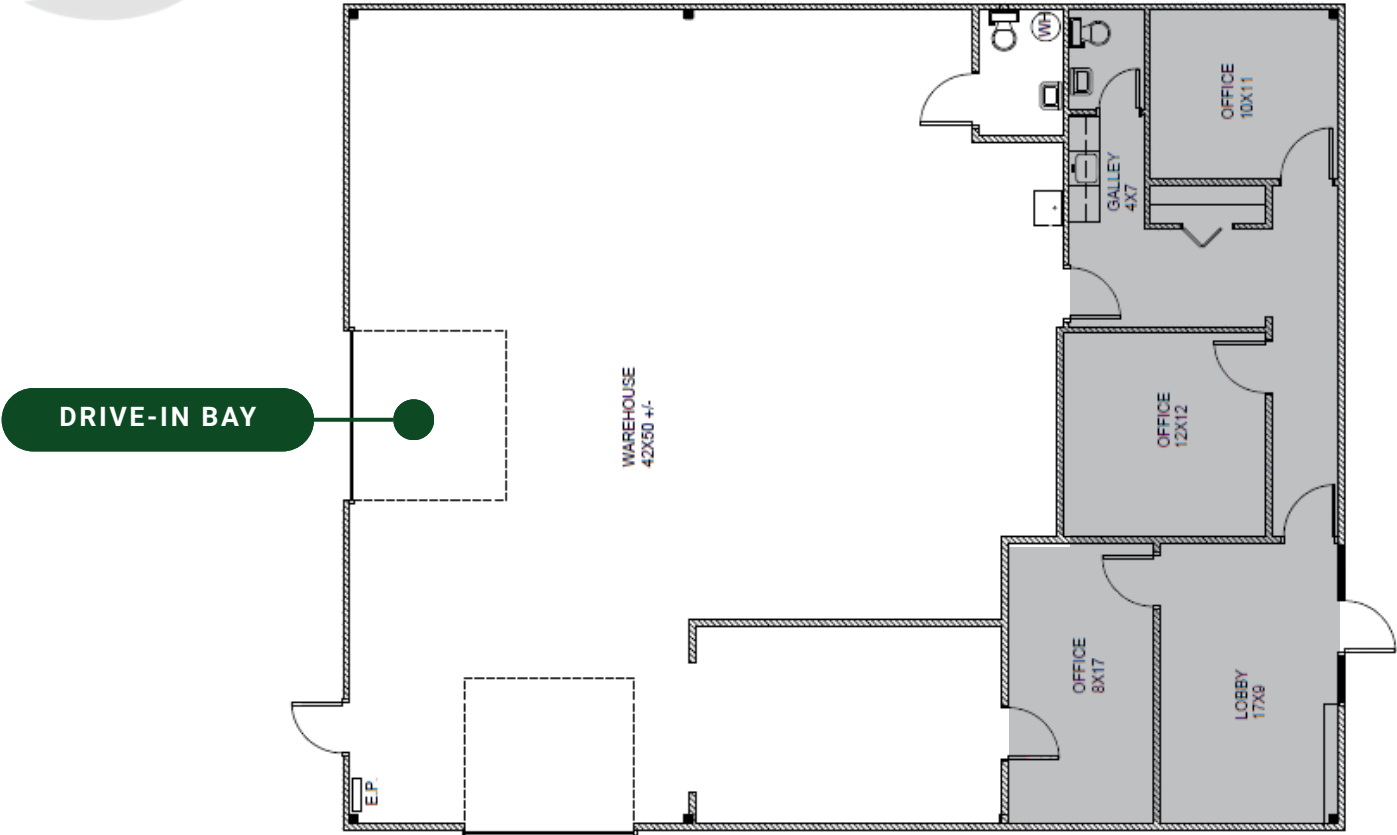
WAREHOUSE SF
2,100

OFFICE SF
923

CLEAR HEIGHT
16'

LOADING
1 Drive-In

ZONING
M1 - Light Industrial



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SUITE 1346

1346 General Arts Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,023

Warehouse SF ± 1,632 | Office SF ± 1,391

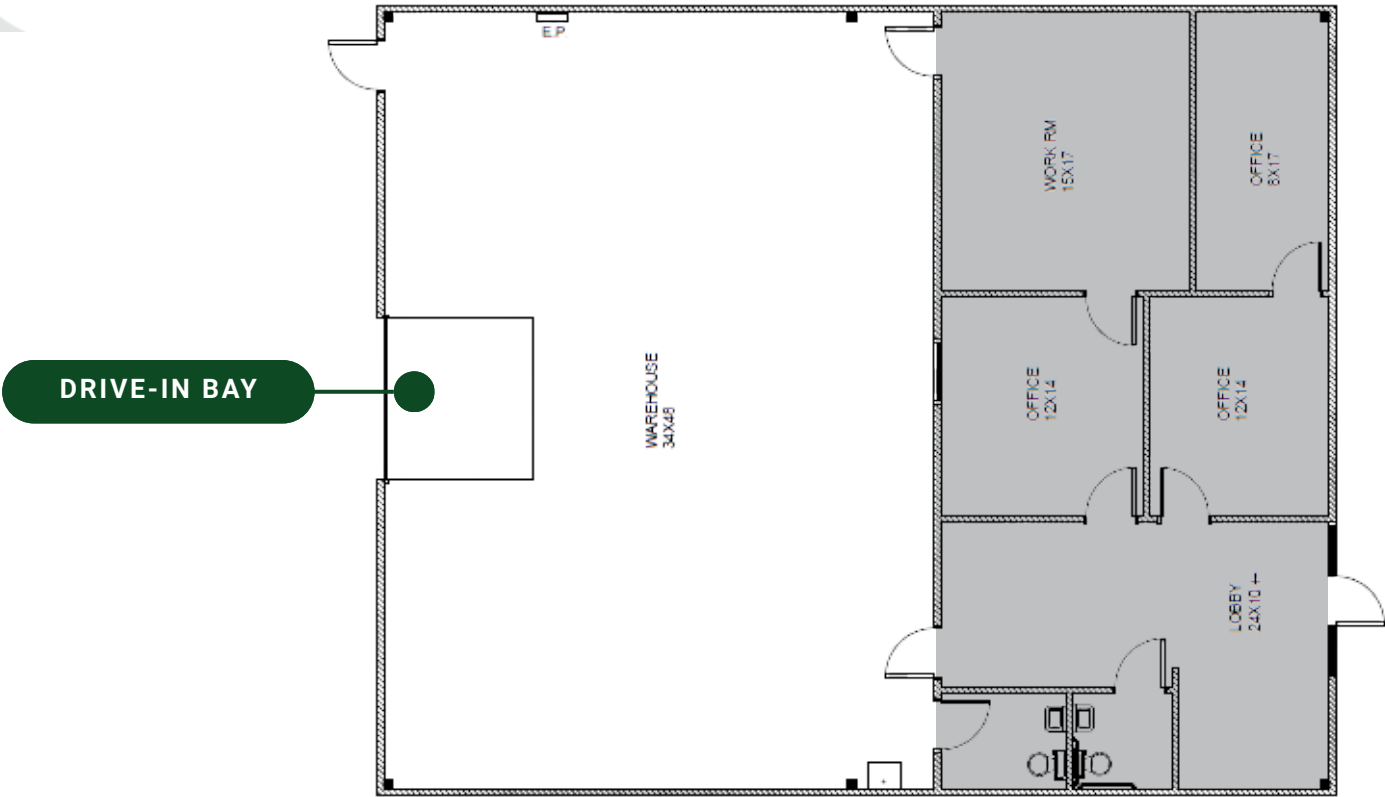
WAREHOUSE SF
1,632

OFFICE SF
1,391

CLEAR HEIGHT
16'

LOADING
1 Drive-In

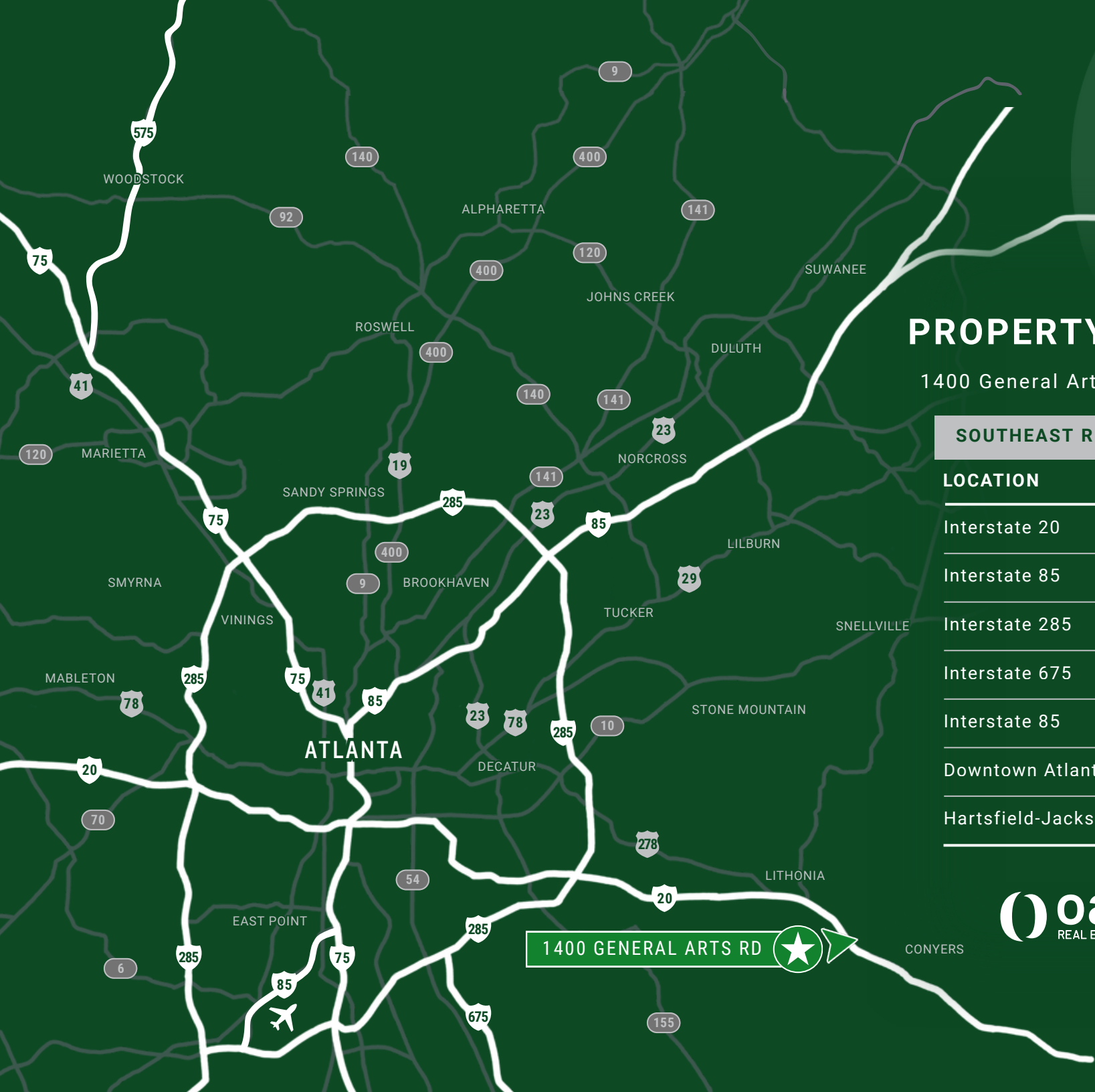
ZONING
M1 - Light Industrial



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PROPERTY LOGISTICS

1400 General Arts Road, Conyers, GA

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
Interstate 20	1 mile
Interstate 85	7.7 miles
Interstate 285	13 miles
Interstate 675	18.6 miles
Interstate 85	21.8 miles
Downtown Atlanta	22.8 miles
Hartsfield-Jackson	24.4 miles

