

FOR SALE / LEASE

33,550± SF

FLEX BUILDING PROPERTY

Conyers, GA 30013



BRYAN MARSHBURN, SIOR, CCIM
Senior Vice President
404.942.2044
bmarshburn@kingindustrial.com

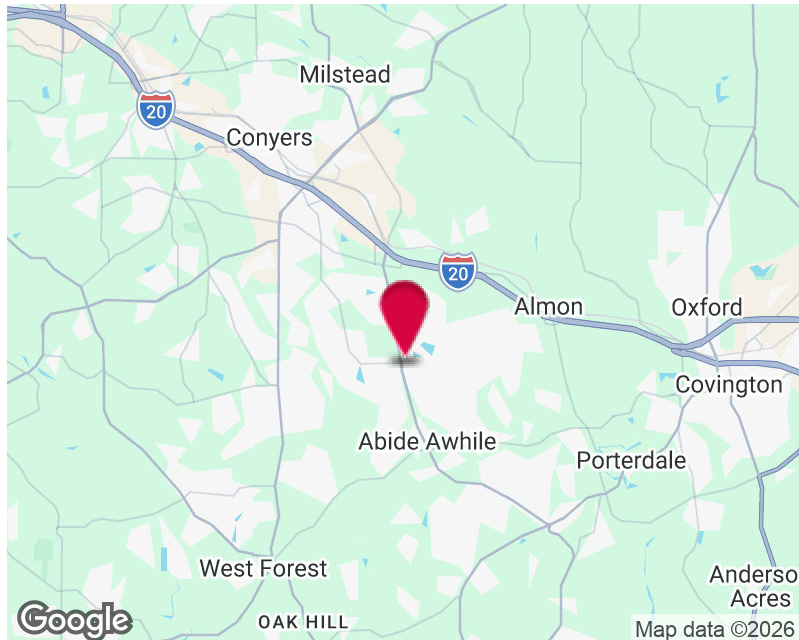
ANDREW JOHNSON
Vice President
404.942.2029
ajohnson@kingindustrial.com

TOMMY BARROW
Advisor
210.394.9943
tbarrow@kingindustrial.com

 **404.942.2000**
 **kingindustrial.com**

3174 Salem Road

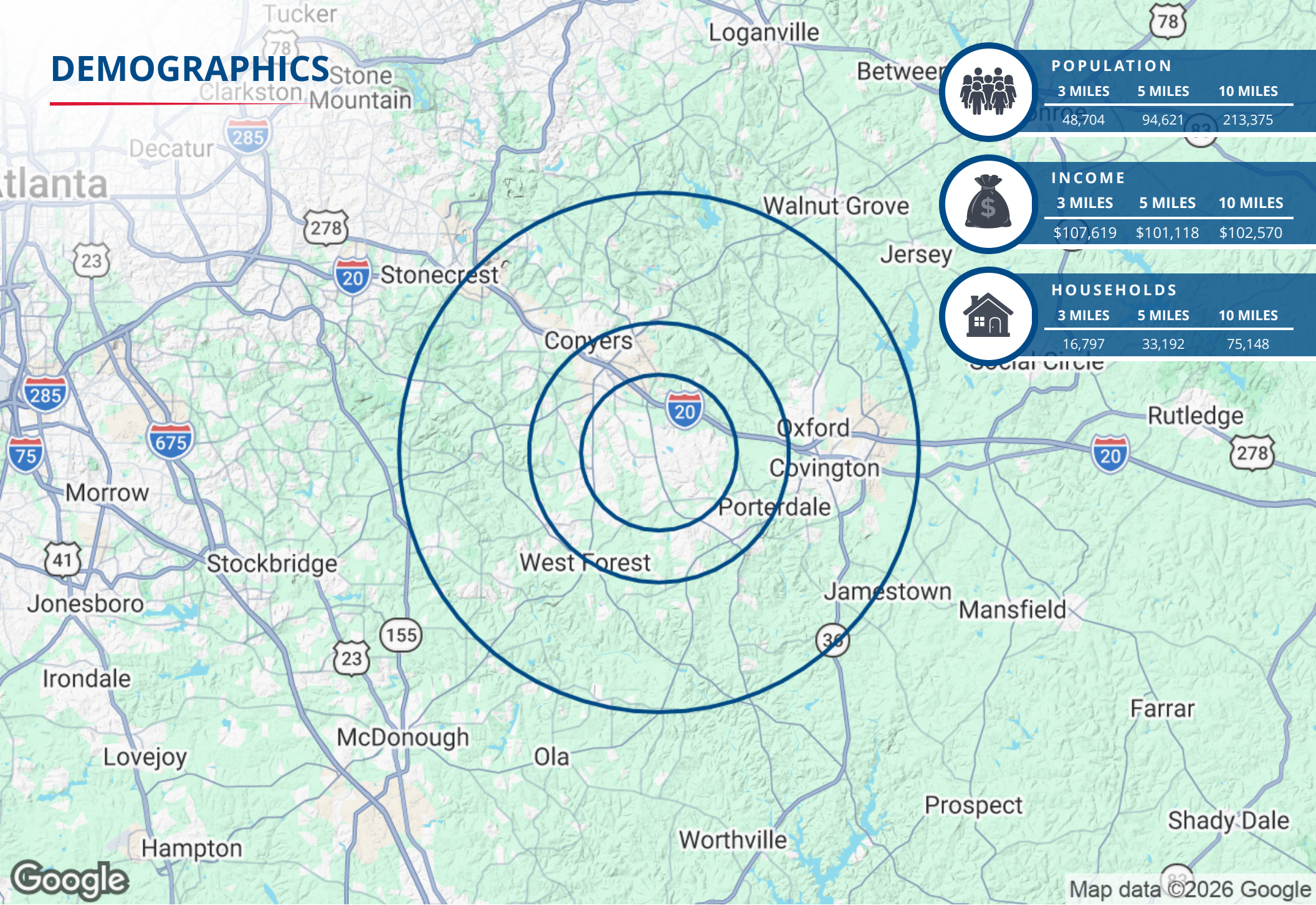
Conyers, GA 30013



FOR SALE / LEASE - PROPERTY HIGHLIGHTS

- Salem Tier 2 Overlay District
- Skating Rink & Special Events Venue
- Flexible CH Zoning Offers Numerous Other Uses
- 600 Amp / 3 Phase Power
- 100% HVAC Controlled Space
- 3,500± SF of Conference Rooms, Offices
- Zoned CH
- 56 Parking Spaces
- DTC: 29,000± Cars Per Day
- 2.5± Miles South of I-20 via Salem Road

DEMOGRAPHICS



POPULATION			
	3 MILES	5 MILES	10 MILES
	48,704	94,621	213,375



INCOME			
	3 MILES	5 MILES	10 MILES
	\$107,619	\$101,118	\$102,570



HOUSEHOLDS			
	3 MILES	5 MILES	10 MILES
	16,797	33,192	75,148

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

EXCLUSIVELY LISTED BY:



BRYAN MARSHBURN, SIOR, CCIM

Senior Vice President

404.942.2044

bmarshburn@kingindustrial.com



ANDREW JOHNSON

Vice President

404.942.2029

ajohnson@kingindustrial.com



TOMMY BARROW

Advisor

210.394.9943

tbarrow@kingindustrial.com

CONVERTING MARKET KNOWLEDGE TO CLIENT ADVANTAGE.

For over 45 years, King Industrial Realty, Inc. has been a trusted leader in Metro Atlanta industrial real estate, delivering expert brokerage services backed by regional expertise, proprietary market data across 21 counties, and results-driven solutions for owners, tenants, investors, and developers.



 404.942.2000

 kingindustrial.com