

3168 SALEM ROAD

CONYERS, GA
30013

FOR SALE
13,325± SF Office/Warehouse Bldg

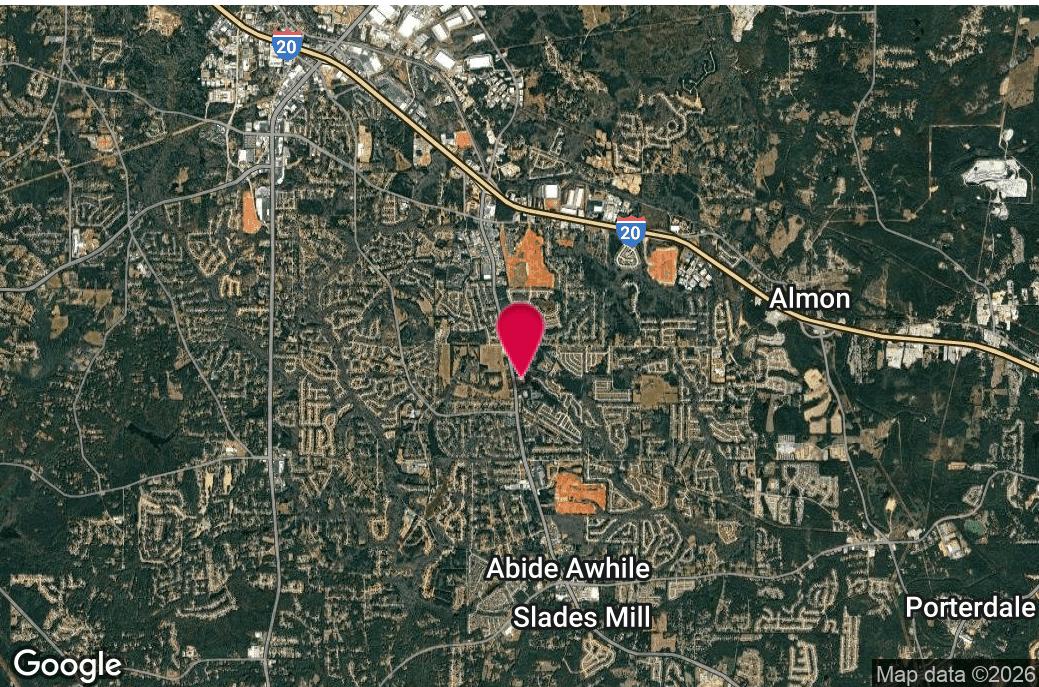
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KING Industrial
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13,325± SF



PROPERTY HIGHLIGHTS

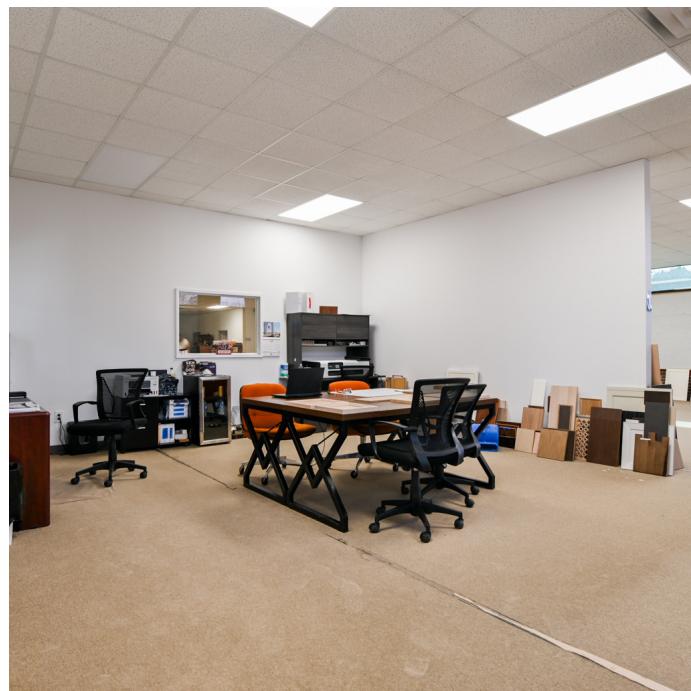
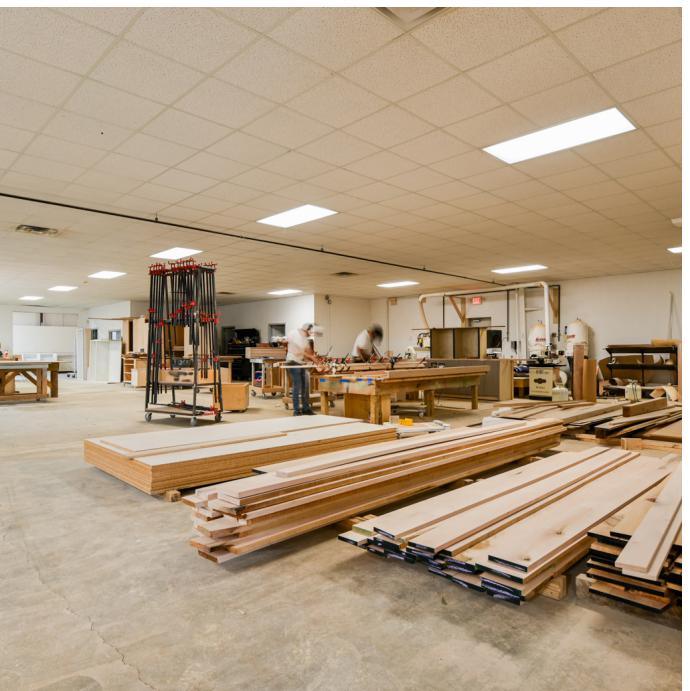
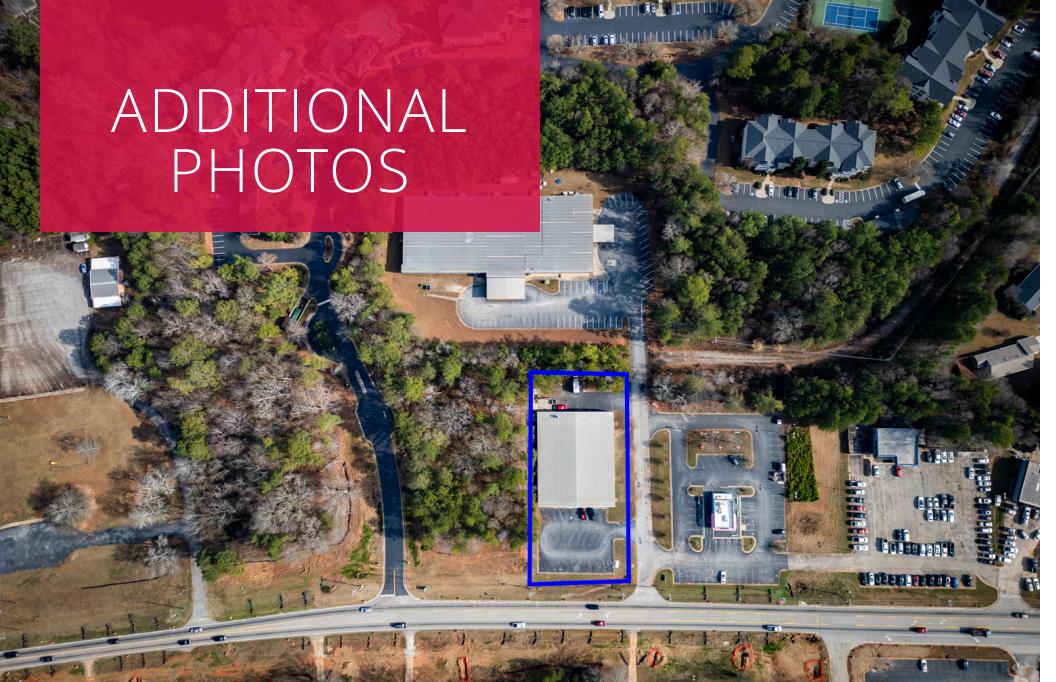
- 1,300± SF Office Space
- 1 Dock Door & 1 Drive-In Door
- 100% HVAC Controlled
- 12' Clear Height, Clear Span
- 600 Amp Service
- Zoned CH - Commercial Highway, Newton County
- 2.1± Miles South of I-20 @ Salem Rd, Exit 84
- 27,200± Average Daily Traffic Count
- Can be Sold with 3174 Salem Rd 33,550± SF

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ADDITIONAL PHOTOS

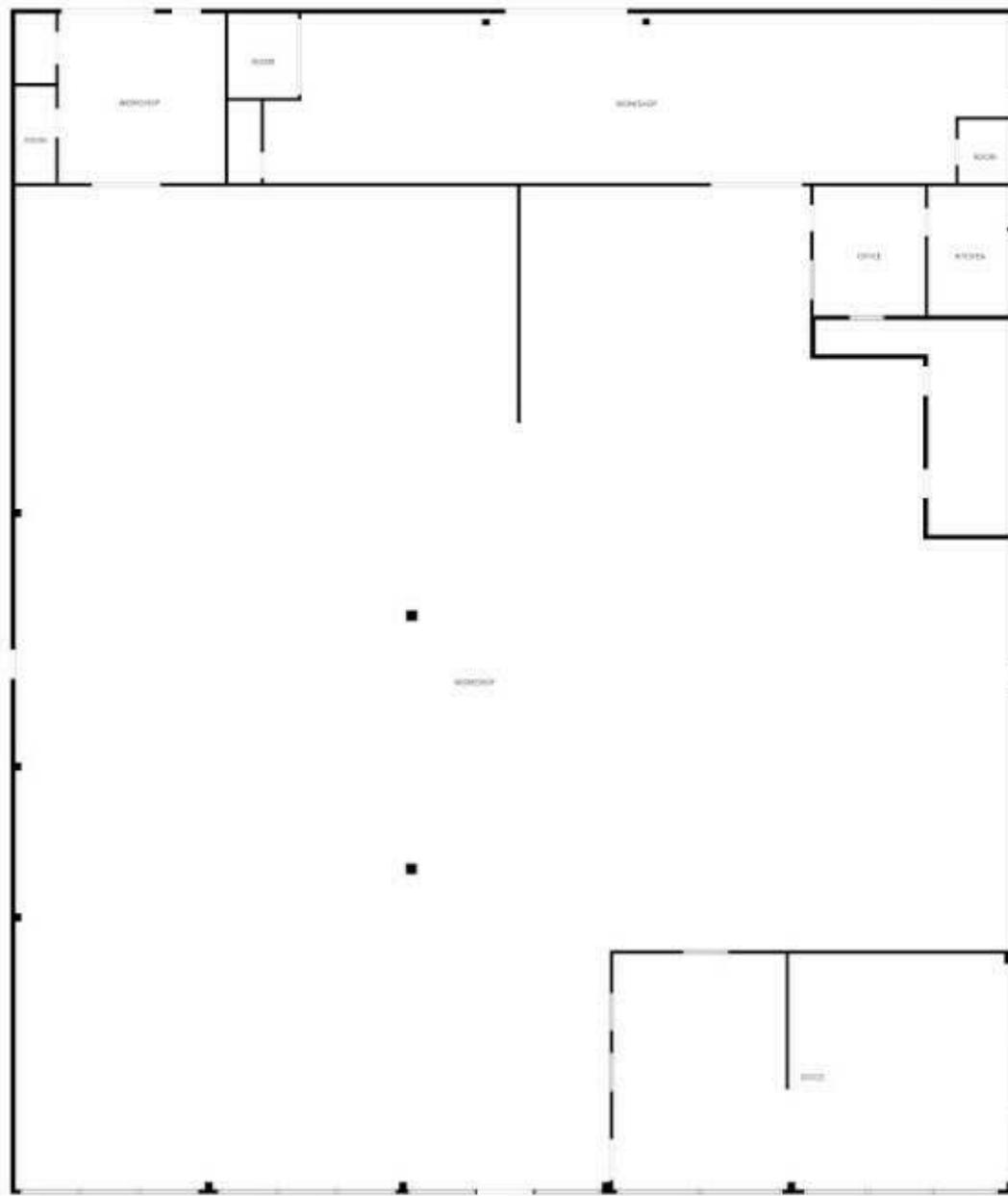


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FLOOR PLAN

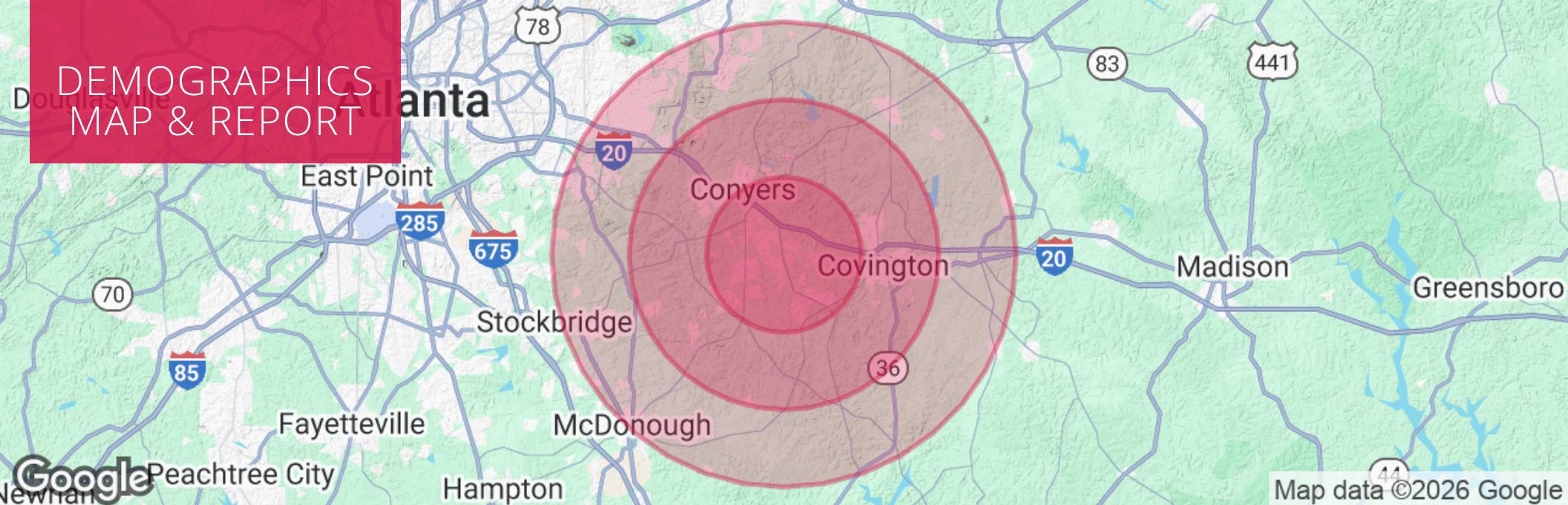


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DEMOCRAPHICS MAP & REPORT



POPULATION

	5 MILES	10 MILES	15 MILES
Total Population	95,746	213,375	561,262
Average Age	39	40	39
Average Age (Male)	38	38	38
Average Age (Female)	41	41	41

HOUSEHOLDS & INCOME

	5 MILES	10 MILES	15 MILES
Total Households	33,600	75,148	196,806
# of Persons per HH	2.8	2.8	2.9
Average HH Income	\$101,205	\$102,570	\$99,893
Average House Value	\$251,656	\$265,081	\$287,011

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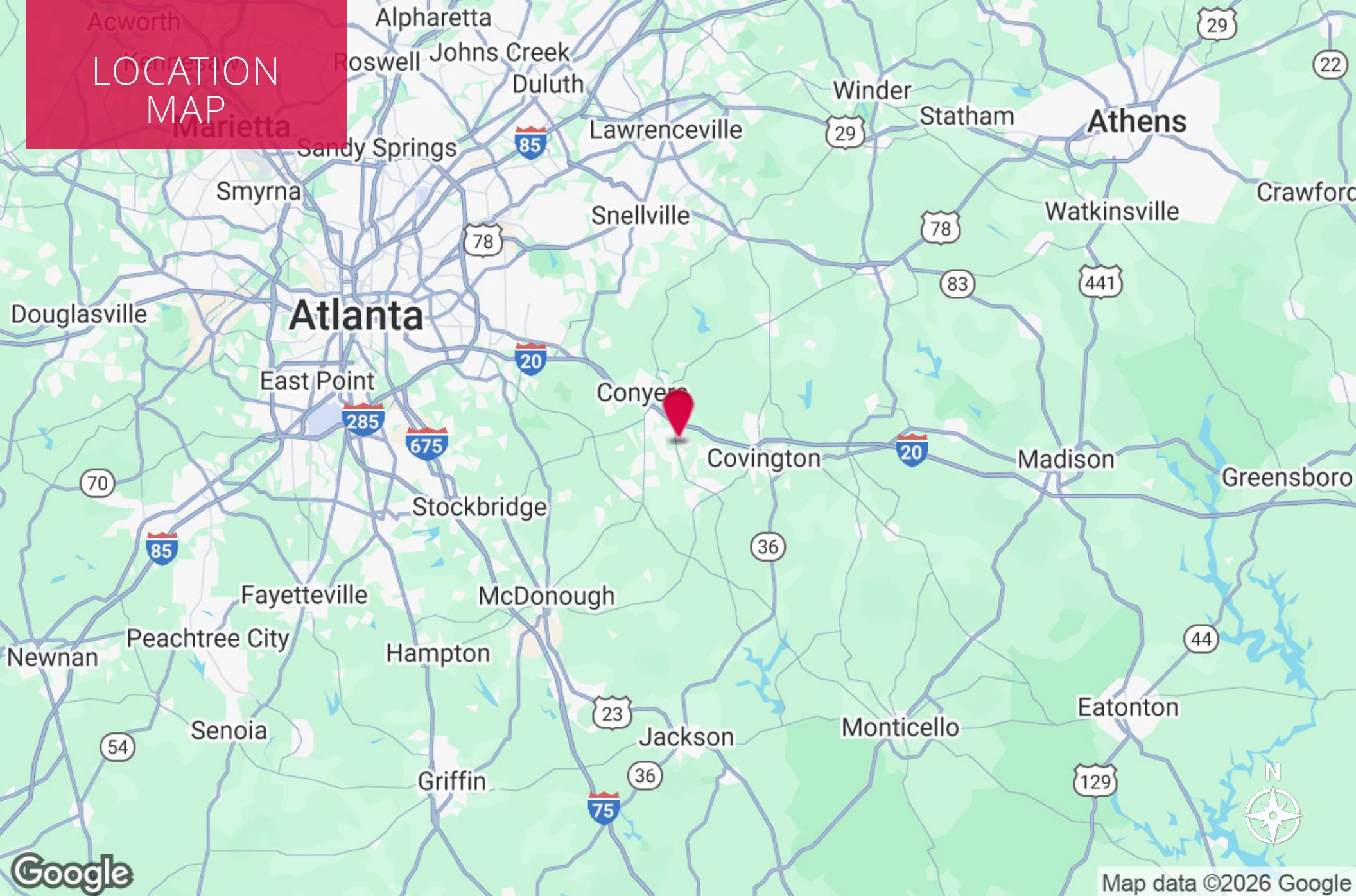
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LOCATION MAP



Map data ©2026 Google

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A photograph of a single-story industrial building with a grey metal roof and white walls. The building features large glass windows on the left and brick columns supporting a glass-enclosed entrance on the right. It is situated on a paved lot with a curved driveway and a grassy area. In the background, there is a dense forest of tall evergreen trees under a clear blue sky.

EXCLUSIVELY LISTED BY:

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