

# 2485 IRIS DR

CONYERS, GA 30013

FOR LEASE  
3.5 ACRES OF IOS



Crown's Corner  
Mechanics

Above All Tree Service

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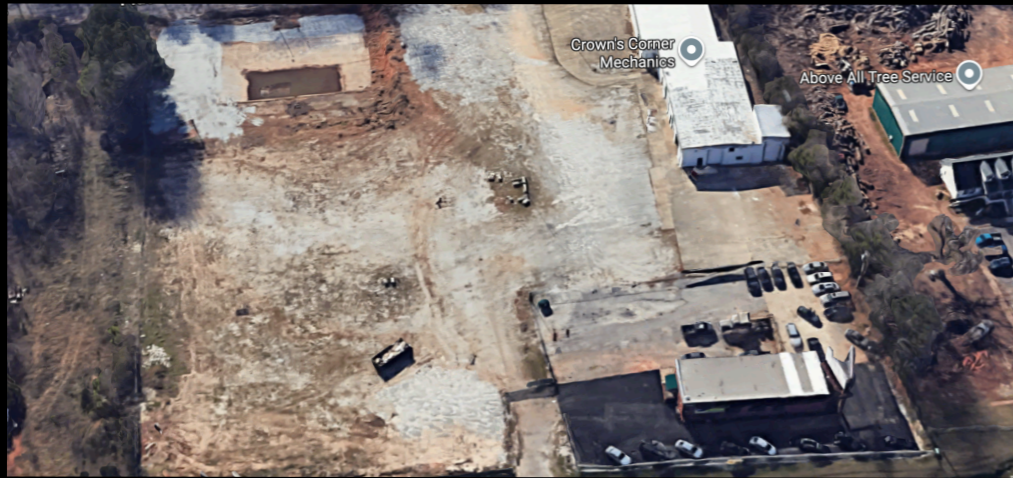
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# // PROPERTY OVERVIEW

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## OFFERING

Swartz Co Commercial Real Estate is pleased to present a prime leasing opportunity located at 2485 Iris Dr, Conyers, GA 30013. This 3.5 acre industrial outdoor storage (IOS) site offers a valuable opportunity within Rockdale County, a growing East Metro Atlanta submarket.

The property is well suited for a variety of uses including truck parking, fleet storage, equipment storage, construction staging, and material laydown. Its location in Conyers provides convenient access to I-20 and other major transportation routes, allowing for efficient connectivity to the Atlanta metro area and regional distribution networks.

Positioned in an emerging industrial corridor, the site benefits from increasing demand for IOS and limited available yard space in the surrounding market, making it attractive for logistics, transportation, and service-based users seeking functional and accessible outdoor storage.

Lease Rate: \$4,000 per acre per month.

For more information or to schedule a site visit, please contact Esty Hoffman.

## HIGHLIGHTS

- 3.5 Acre Lot
- Zoned Industrial
- Rockdale County
- \$4,000/Acre/Month
- Flexible Open layout for Heavy Industrial Users
- Close Proximity to Major Highways

# // PROPERTY BOUNDARY



# // LOCATION OVERVIEW



## ABOUT THE AREA: CONYERS, GA

Conyers, GA is a growing East Metro Atlanta submarket in Rockdale County, positioned along the I-20 corridor with strong access to downtown Atlanta and Augusta. Its location makes it attractive for logistics, distribution, and service-based users seeking connectivity without core Atlanta pricing.

For commercial real estate investors, Conyers offers lower land costs, increasing industrial demand, and expanding population growth. The area is seeing rising interest from contractors, fleet operators, and warehouse users, particularly for industrial outdoor storage (IOS) and flex space. With limited supply and continued eastward expansion of the Atlanta metro, Conyers presents solid potential for rent growth and long-term appreciation.

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	18,300	73,100	128,600
Number of Employees	14,500	57,500	100,700
Avg. Household Income	\$74,300	\$75,400	\$74,800

# // BROKER PROFILES

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**Ryan Swartzberg**

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



**Esty Hoffman**

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

# // DISCLAIMER & LIMITING CONDITIONS

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Offering Memorandum provides some details about the Property but may not include all the information a potential buyer might need. The information provided is for general reference only and is based on assumptions that may change. Prospective buyers should not solely rely on these projections. Qualified buyers will have the opportunity to inspect the Property.

Certain documents, including financial information, are summarized in this Offering Memorandum and may not provide a complete understanding of the agreements involved. Interested parties are encouraged to review all documents independently. This Offering Memorandum is subject to changes without notice. Each potential buyer should conduct their own evaluation before purchasing.

The Seller or Landlord reserves the right to reject offers or terminate discussions at their discretion. They are not legally obligated to any buyer or tenant unless a written purchase or lease agreement is fully executed. This Offering Memorandum is confidential and may only be used by approved parties. By accepting it, the recipient agrees to keep its contents confidential. Unauthorized reproduction or disclosure is prohibited without written authorization. These terms apply to the entire Offering Memorandum and associated documents.

At Swartz Co Commercial Real Estate, we have one focus:  
to understand and progress the commercial real estate market in Atlanta.  
Every day we strive to better understand the Atlanta market so that we can better serve and  
advise our clients on new developments, investments, leasing, value add opportunities,  
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.  
We look forward to working with you soon.



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