

FOR SALE OR LEASE

5,000-6,000 SF WAREHOUSE

1430 VETERANS DRIVE

Conyers, GA 30012

PRESENTED BY:

MATTHEW LEVIN, CCIM

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GA #119351



PROPERTY DETAILS & HIGHLIGHTS

PRICE	\$750,000 / \$125 SF
BUILDING SIZE	6,000 SF+-
EXISTING OFFICE LEASE	1,000 SF+- Rented For \$1,000 mo.
SPACE FOR LEASE OR TO OWNER OCCUPY	5,000 SF+-
WAREHOUSE LEASE RATE	\$11.50 SF / \$4,792 mo.
FREESTANDING	Yes
CLEAR HEIGHT	12' to 14'

For sale is a 6,000 SF+ office warehouse comprised of a 5,000 SF+- warehouse for a purchaser to owner occupy and collect rent on the 1,000 SF+- of office leased through 5/31/2025 at \$900 per month, with a two one year renewal options.

The 5,000 SF+- warehouse is alternatively available for lease. The warehouse has two offices, two restrooms and one kitchenette. There are 4 at grade drive in doors 12' x 12'. The space is 12' to 14' clear ceiling height and column free.

The location in Conyers is a short 1.3 miles to Interstate 20.

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- 6,000 SF+- office warehouse
- 1,000 SF+- office subject to a lease
- 5,000 SF+- warehouse is vacant for an owner occupant or for lease
- 4 at grade drive in doors 12' x 12'
- 12' - 14' clear ceiling height column free
- The warehouse has 2 offices, 2 restrooms and kitchenette
- 1.3 miles to Interstate 20.

AERIAL MAP



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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

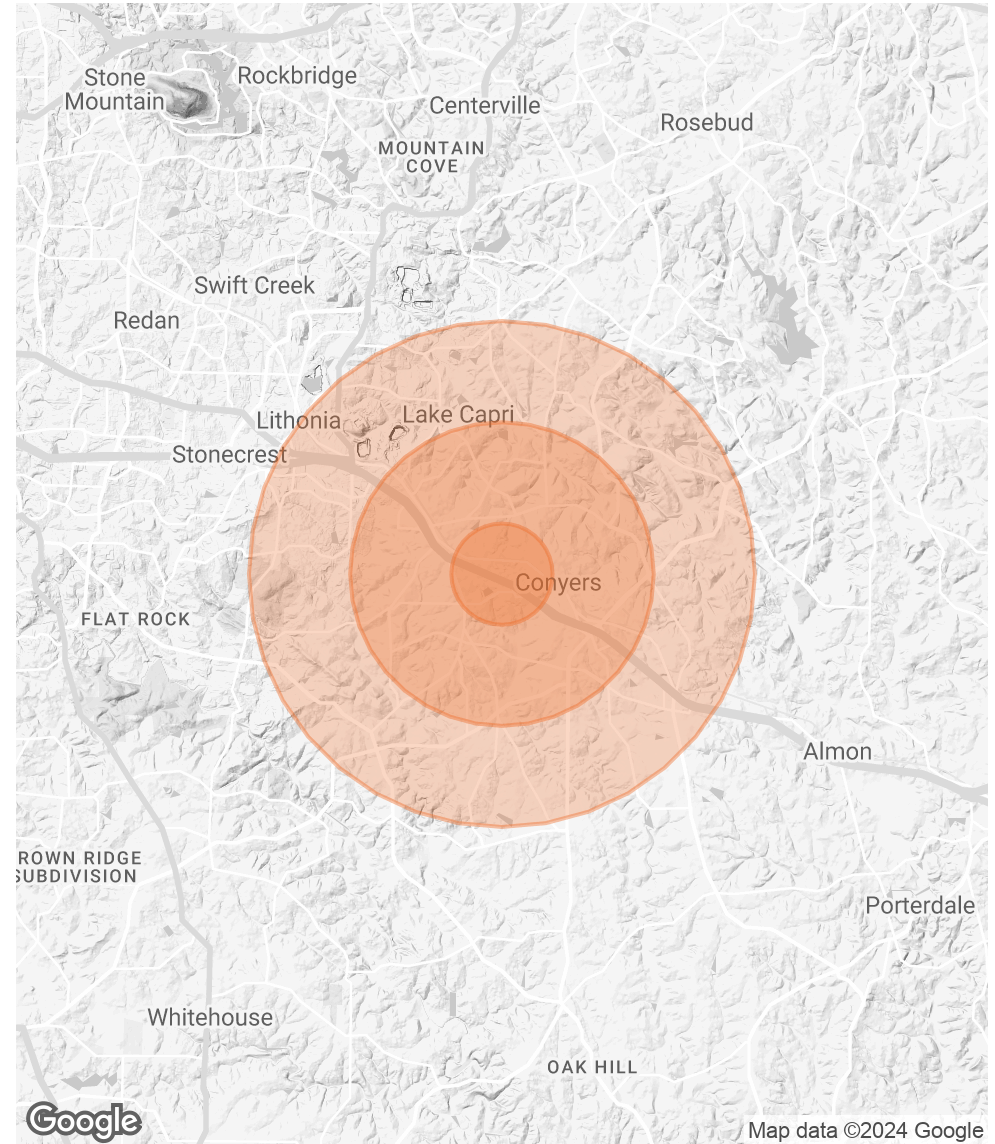
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	1,849	33,804	73,531
AVERAGE AGE	43.8	35.8	37.6
AVERAGE AGE (MALE)	37.6	30.6	33.2
AVERAGE AGE (FEMALE)	42.2	38.5	39.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	961	13,298	29,086
# OF PERSONS PER HH	1.9	2.5	2.5
AVERAGE HH INCOME	\$47,213	\$60,291	\$66,784
AVERAGE HOUSE VALUE	\$130,308	\$118,755	\$133,335

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

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