

FOR LEASE

1308 ROCKBRIDGE ROAD
CONYERS, GA



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A prepared, M1-zoned industrial outdoor storage (IOS) site on metro Atlanta's I-20 East logistics corridor — delivered build-to-suit to the user's specifications, for sale or lease. Cleared, graded, and utility-served, the ± 13.47 -acre site is divisible into two ± 5.52 -usable-acre parcels, presenting an opportunity for owner-users, tenants, and investors alike. Its location and configuration make it well suited to logistics, trucking, fleet and equipment storage, contractor, and last-mile distribution users.

- M1 industrial outdoor storage zoning — Rockdale County
- Cleared and graded; frontage and access in place
- Electric, water, and sewer available
- Immediate access to I-20 (Exits 78–80)
- Delivered build-to-suit to the user's specifications



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PROPERTY FACTS

Address	1308 Rockbridge Rd, Conyers, GA
Property Type	Industrial Outdoor Storage
Land Area	±13.47 acres (11.04 usable)
Zoning	M1 (outdoor storage)
Configuration	Two ±5.52-usable-acre sites
Utilities	Electric, water, sewer available
Delivery	Built-to-suit
Availability	For sale or lease

AMENITIES

- Cleared and graded building pads
- 15' outdoor-storage setbacks; 40' front building setback
- Automatic access gates on Rockbridge Road
- On-site detention pond and retaining wall
- Asphalt-millings yard surface
- Front landscape buffer and perimeter

Aerial Map

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NEIGHBORING OCCUPIERS

Established east-Atlanta industrial submarket. Occupiers in the immediate area include Acuity Brands (operating headquarters and lighting JV), Pactiv, Tempur-Sealy, Sonoco, DiversiTech, Atlanta Pallet Rack, Americhem, Batchelor & Kimball, and Kenco Group, among a deep trucking and logistics base.

DRIVING DISTANCES

I-20 (Exits 78-80)	~2 mi
I-285 (east perimeter)	~17 mi
Downtown Atlanta	~24 mi
Hartsfield-Jackson Intl.	~32 mi
Port of Savannah	~250 mi

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Site Plan

Illustrative build-to-suit concept — two ±5.52-usable-acre sites



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The logo for Partners Real Estate, featuring the word "partners" in a white, lowercase, sans-serif font. A small red triangle is positioned above the letter "n".