

ROCKDALE INDUSTRIAL COMMERCE CENTER

1849 Rockdale Industrial Blvd | Conyers, Georgia 30012



Matt Bentley

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FOR SALE OR LEASE

150,000 – 402,396 SF

CROSS DOCK FACILITY
DELIVERING Q3 2024

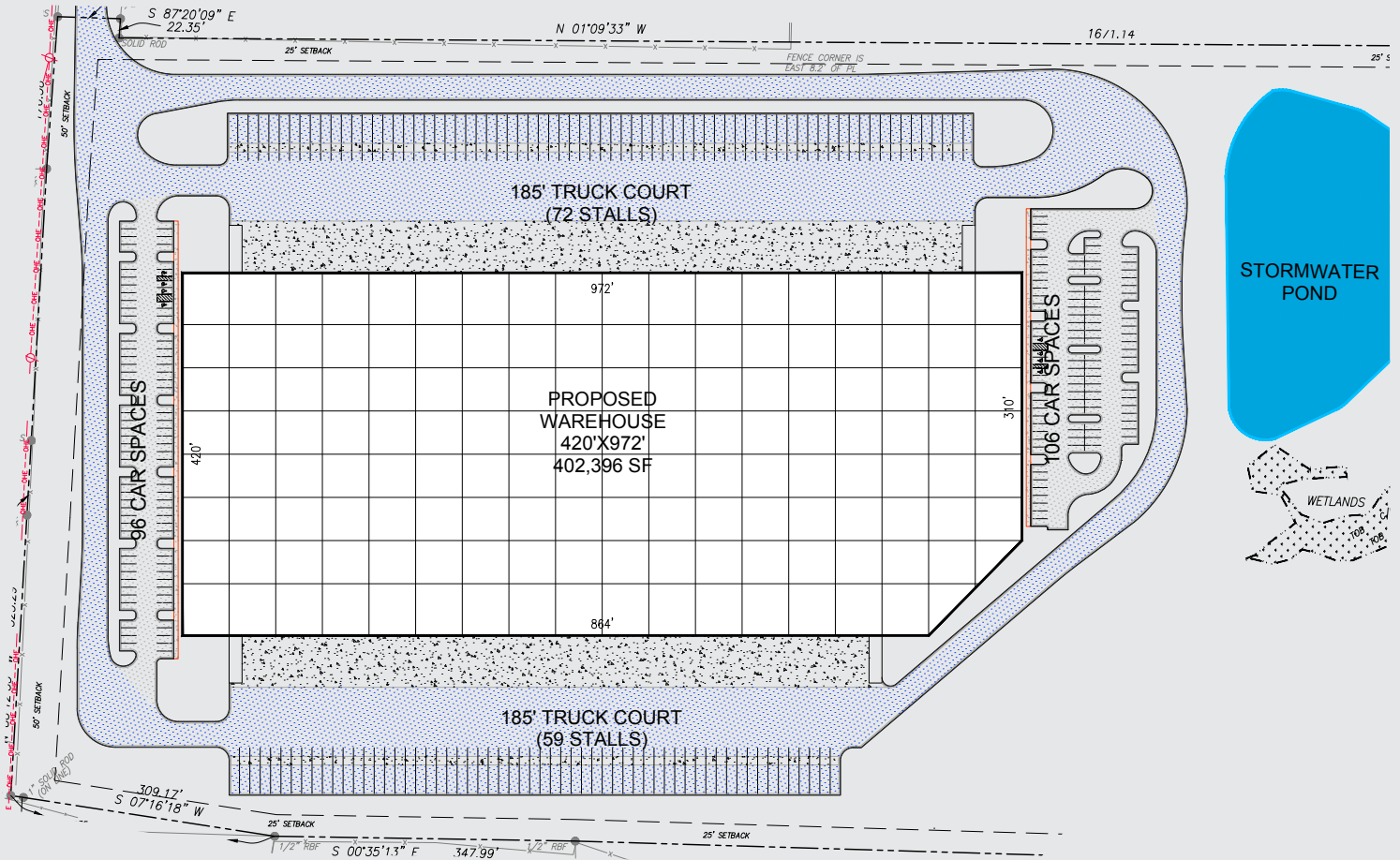
NAI Brannen Goddard

GCG GRIND CAPITAL GROUP

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I-20 E SUBMARKET



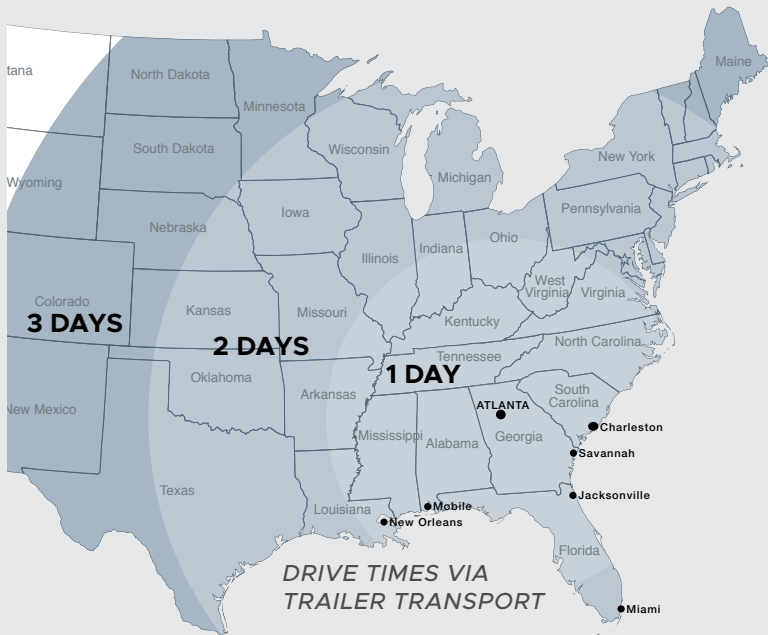
- » 402,396 SF Cross Dock (Divisible to 150,000 SF)
- » BTS Office
- » 40' Clear Height
- » TBD Dock-High Doors
- » 2 Drive-In Doors, Ramped
- » 54' x 52' Column Spacing (60' Speed Bays)
- » 202 Auto Parking Stalls
- » 131 Trailer Stalls
- » 185' Truck Court Depth
- » 2,000 Amp, 277/480 Volt
- » ESFR Sprinkler System
- » 8" 4,000 PSI Concrete Slab, Unreinforced
- » 45-mil White TPO Membrane Roof System with 15-Year NDL Warranty

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PROPERTY OVERVIEW

Rockdale Industrial Commerce Center is an ideal infill opportunity for distribution/warehouse company operations in a distribution hub. The site greatly benefits from its strong access to not only Hartsfield-Jackson Atlanta International Airport, but also Interstate 20, which gives area tenants entry to Atlanta's dense population nodes as well as the fast-growing east coast ports of Savannah and Charleston.



NOTABLE DISTANCES

MAJOR ARTERIES / INTERSTATES

I-20 (Exit 78)	1.3 Miles
I-285	12.0 Miles
I-75	23.5 Miles
I-85 (Northeast of Atlanta)	24.9 Miles
I-85 (South of Airport)	27.6 Miles

AIR

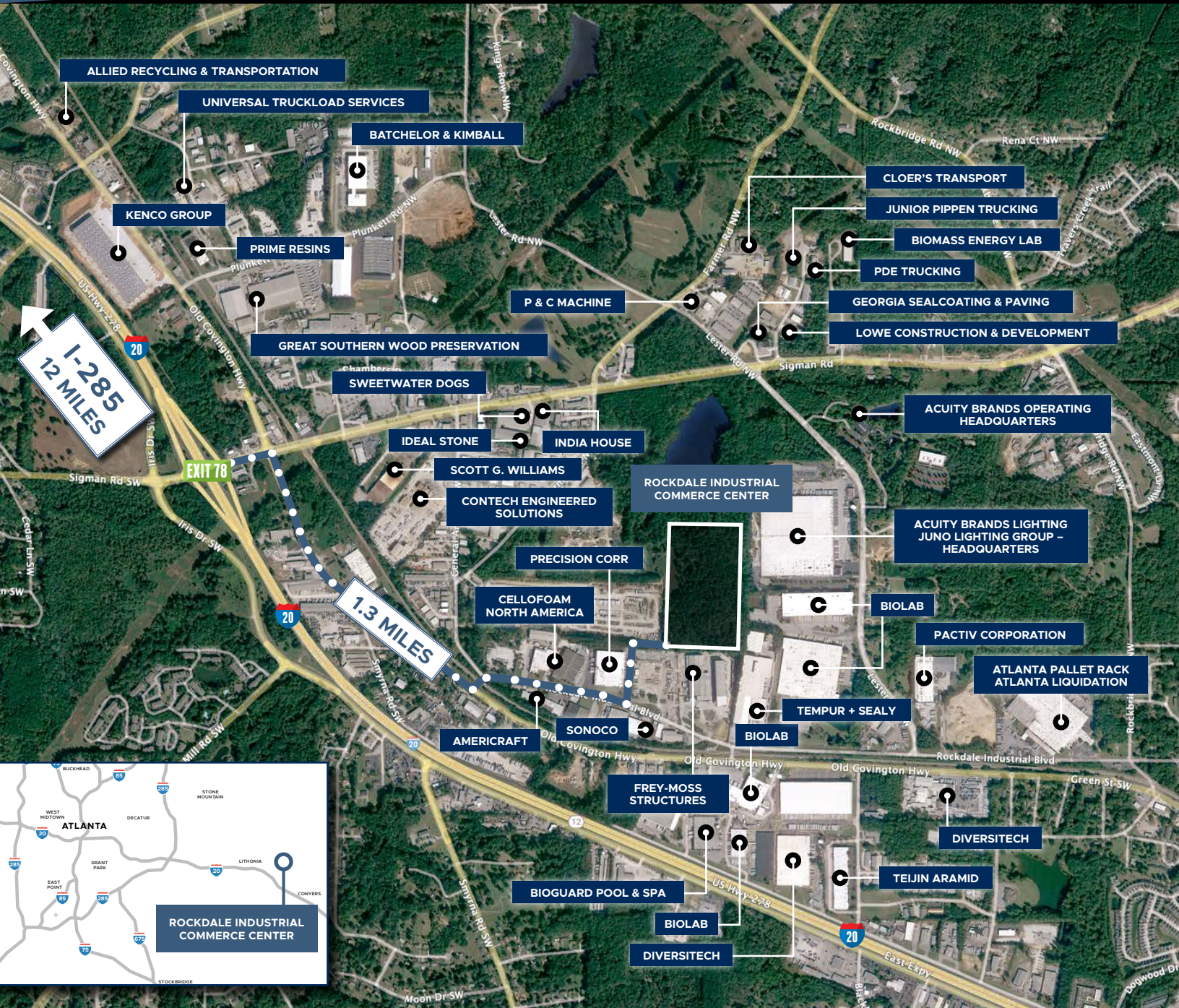
Hartsfield-Jackson Atlanta Int'l Airport	25.5 miles
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PORT CITIES

Savannah, GA	237 Miles
Charleston, SC	277 Miles
Jacksonville, FL	343 Miles
Mobile, AL	345 Miles
New Orleans, LA	498 Miles
Miami, FL	657 Miles

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To arrange a tour, please contact:

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Information is deemed from reliable sources. No warranty is made as to its accuracy.

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