

2570 FLAT SHOALS RD SE

CONYERS, GA 30013

FOR LEASE
3.5 ACRES OF IOS



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// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is pleased to present 2570 Flat Shoals Rd SE, Conyers, GA 30013, a 3.5-acre Heavy Industrial outdoor storage site available for lease in a highly functional and well-located industrial corridor. This fully fenced property features a stabilized gravel surface, making it ideal for a variety of industrial uses including contractor yards, fleet storage, equipment storage, and logistics operations.

The site is designed for immediate usability, with a concrete pad already in place for an office trailer along with power available, allowing tenants to quickly establish an operational presence.

Strategically positioned in Conyers, the property benefits from strong connectivity to Metro Atlanta and surrounding industrial hubs, providing convenient access for transportation, distribution, and workforce accessibility. The growing demand for outdoor storage in the region further enhances the value of this opportunity.

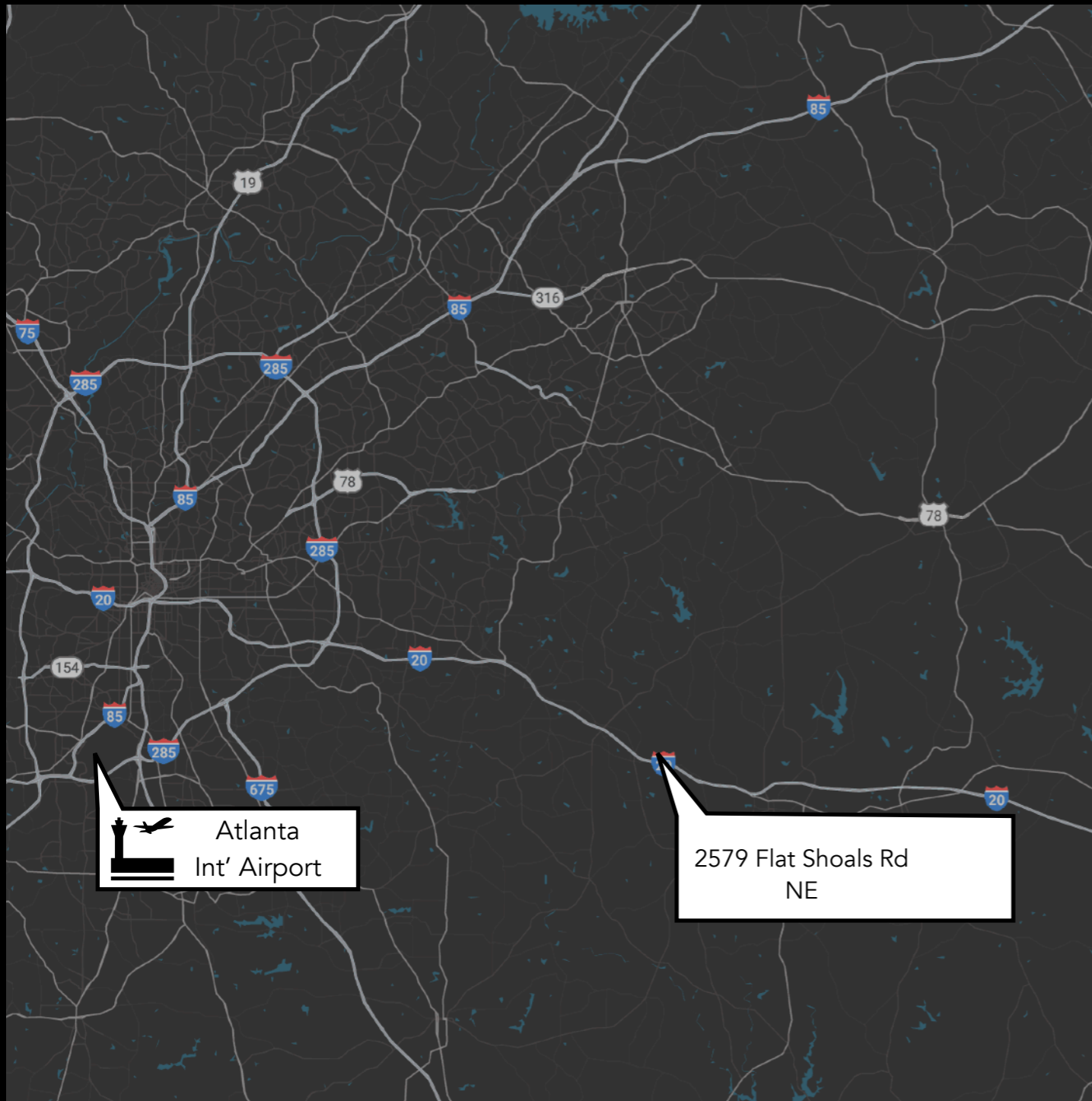
Offered at \$4,500/Acre, this site presents a rare opportunity to secure secure, functional, and well-located industrial outdoor storage in a high-demand market.

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

HIGHLIGHTS

- \$4,500/Acre
- 3.5 Acre Lot
- Zoned Heavy Industrial
- Fully Fenced & Secured Site
- Prime Location Near Metro Atlanta
- Access to Major Transportation Routes

// LOCATION OVERVIEW



ABOUT THE AREA: CONYERS, GA

Conyers, Georgia is a strong and growing submarket within Metro Atlanta, offering commercial real estate investors a strategic mix of affordability, accessibility, and industrial demand. Located along key transportation corridors including I-20, Conyers provides efficient connectivity to downtown Atlanta, Hartsfield-Jackson Atlanta International Airport, and major distribution hubs across the Southeast.

The area is particularly attractive for industrial, logistics, and outdoor storage users due to its available land, pro-business environment, and lower cost basis compared to core Atlanta submarkets. Continued population and industrial growth in Rockdale County supports long-term demand for warehouse, flex, and IOS (industrial outdoor storage) assets.

For investors, Conyers presents strong upside potential driven by increasing industrial absorption, limited supply of functional yard space, and its positioning within one of the fastest-growing logistics regions in the U.S.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	12,400	61,900	134,300
Avg. Household Income	\$70,900	\$75,100	\$75,300
Tot. Employees	10,200	49,800	105,900

// BROKER PROFILES



Esty Hoffman

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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

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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