



**FOR LEASE**

**1202 Royal Dr | Conyers, GA**  
**51,093 SF Distribution Building**

**ROYAL DR**

## PROPERTY INFORMATION:

- 51,093-sf Distribution Building
- 42,529-sf Warehouse (19' Clear)
- 8,564-sf Office (2025 Makeready)
- Eleven (11) Dock High Doors
- One (1) Drive-In Ramp
- 100' Truck Court
- New Interior Makeready and Whitebox
- New Striping in Parking Lot
- New LED Lighting in Warehouse + Office
- TPO Roof
- Fully Sprinklered
- Immediate Access to I-20
- Power: 600 amps, 3 Phase



MARKETED BY:



Connor Winkler

318.393.8248

[cwinkler@lee-associates.com](mailto:cwinkler@lee-associates.com)

Charlie Mitchell

404.987.1077

[cmitchell@lee-associates.com](mailto:cmitchell@lee-associates.com)



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**NEW EXTERIOR PAINT**

**NEW LED WALLPACKS**

**NEW DOCK DOORS &  
DOCK BUMPERS**

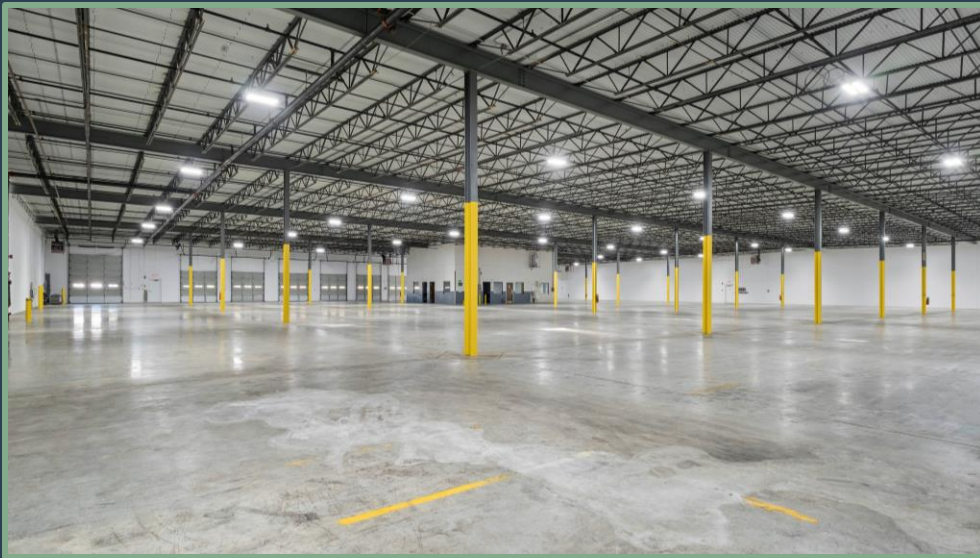
**NEW LANDSCAPING**

**NEW ASPHALT  
AND STRIPING**



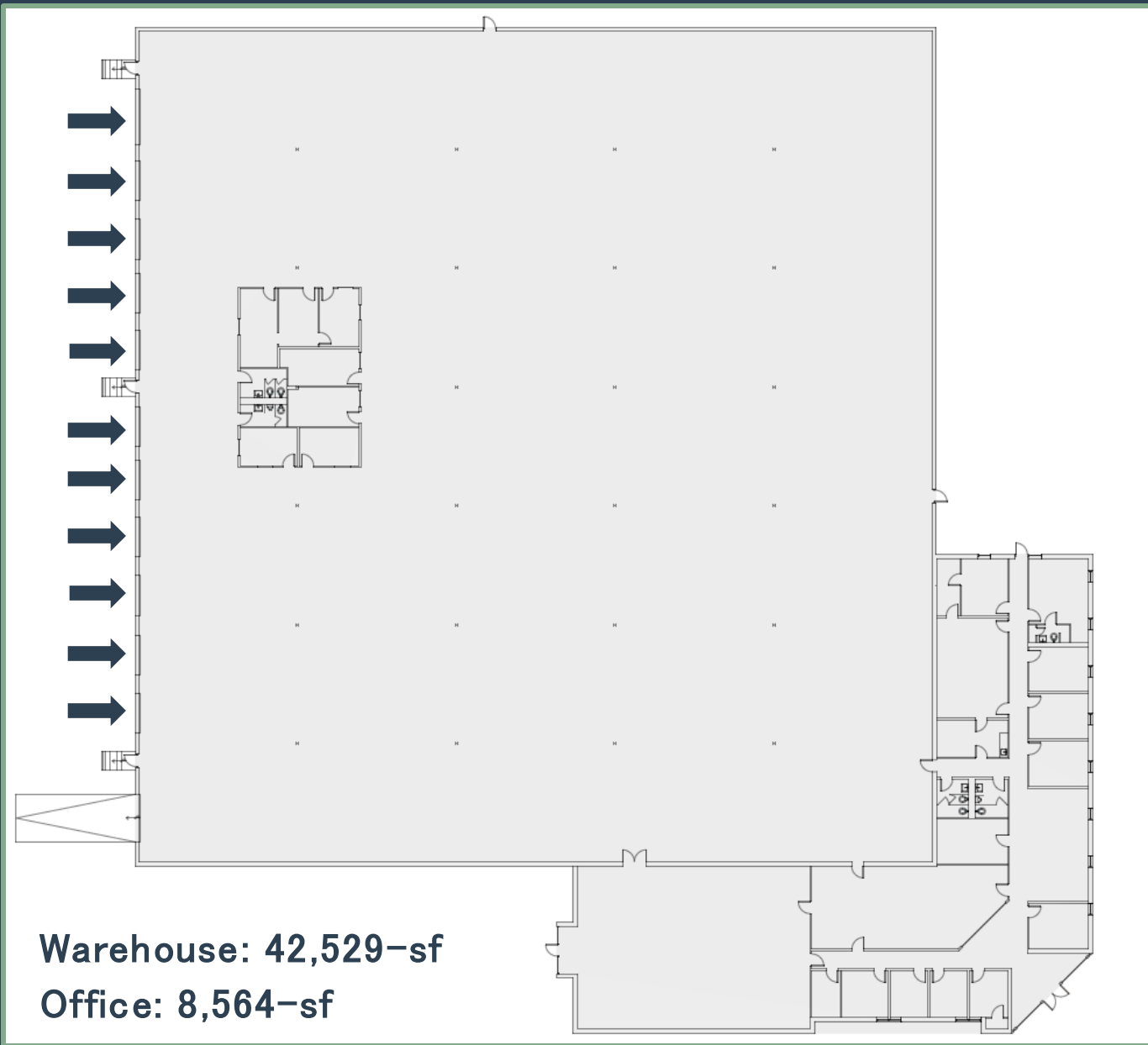
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**POLISHED  
CONCRETE FLOOR**

**NEW COLUMN PAINTING**

**NEW WAREHOUSE PAINT**

**NEW LED LIGHTING**



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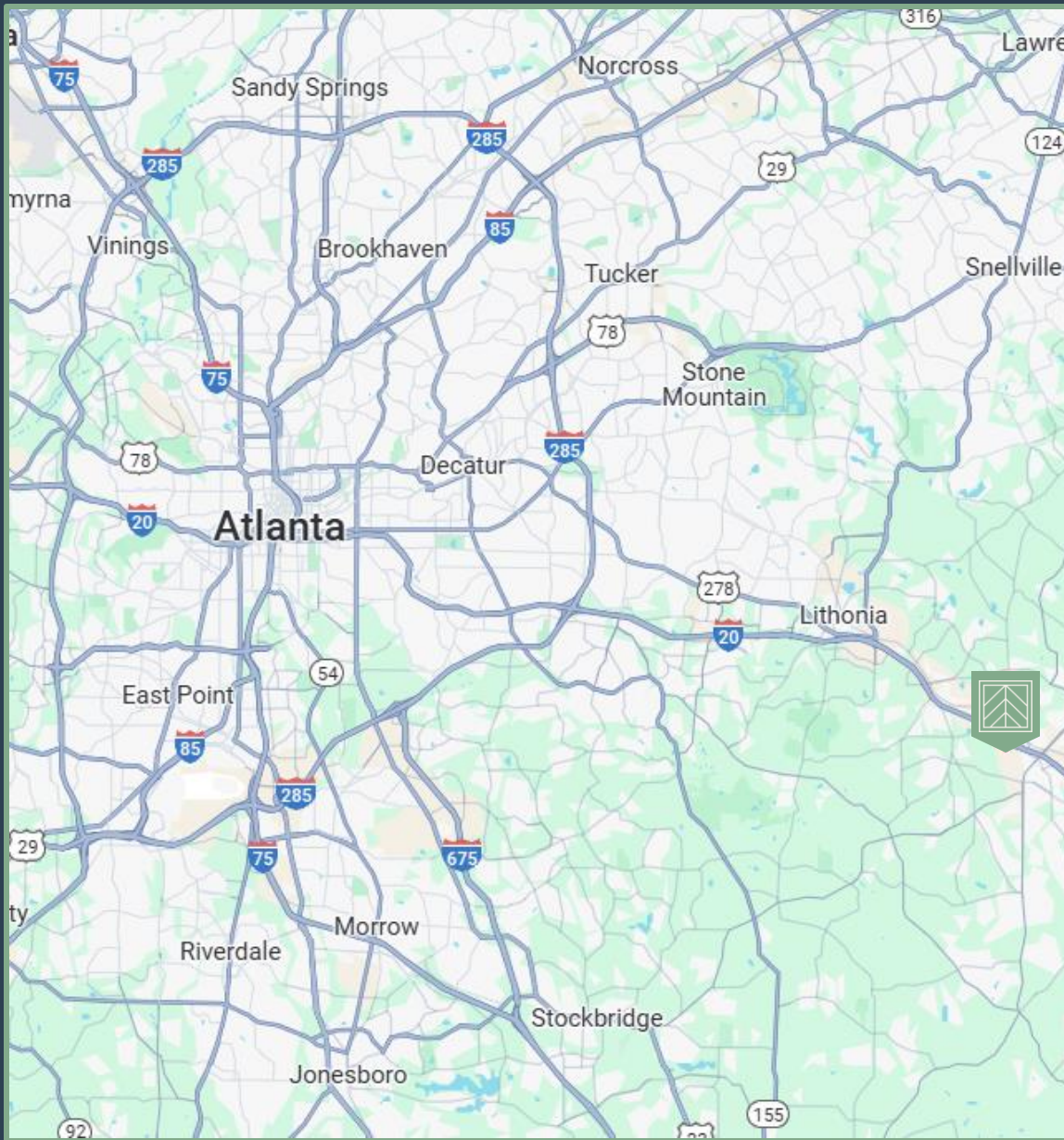
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INTERSTATE  
20

ROYAL DR



FOR LEASE

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