

FOR SALE

2,100 SF+- OFFICE-SHOP 5.19± ACRE ZONED COMM.-MIXED USE



7117 Brown Bridge Road, Covington, GA 30014

2017 Office + Two-Bay Shop • Land & Building Sold Together or Separately

\$1,200,000 ASKING — ENTIRE SITE	5.19± AC THREE PARCELS	653 FT BROWN BRIDGE RD FRONTAGE	CM CORRIDOR MIXED USE
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PROPERTY DESCRIPTION

Seller financing is available to purchase this 2,100 SF+- of office-workshop on 5.19± acre zoned commercial. Comprised of three contiguous parcels on heavily traveled Brown Bridge Road, the property is located one mile from Hwy 278 / I-20 Exit 90 in Covington, Newton County. The site has 653 feet of frontage on Brown Bridge Road with a 12,700 daily traffic count, and road widening to three–four lanes in progress.

One acre is improved with a 2,100± SF office (900SF) and shop building (1,200 SF) built in 2017. The office has reception-waiting, two private offices and two restrooms. The two-bay shop has two overhead doors and 200-amp single-phase service. The balance of approximately four acres is partially cleared land. The property was rezoned Corridor Mixed Use (CM) in 2025, and public sewer is located to the east.

ACQUISITION OPTIONS

COMPONENT	Price
Entire Property 5.19± ac — office, shop & development land	\$1,200,000
Office + Two-Bay Shop turnkey, on 1± acre	\$650,000
Development Land ~4± acres, CM zoned	\$550,000

Seller financing available. Terms negotiable — contact listing agent.



EXCLUSIVELY OFFERED BY

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7117 BROWN BRIDGE RD • COVINGTON, GA
SITE & IMPROVEMENTS



Office/shop on 1 acre (inset) within the 5.19± ac



Improved acre, oversized stormwater detention



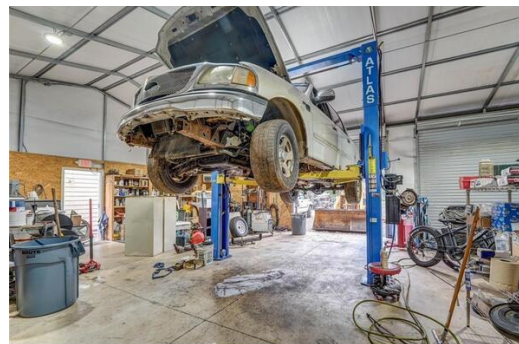
2017 office building - covered entry



Reception / Waiting



Private office



Two-bay shop with lift & overhead doors

Parcels	C040 0002 011, 010 & 010A — Newton County (three contiguous parcels)
Total Site	5.19± acres: 1 acre+- improved, 4 acre+- developable land
Improvements	2,100± SF built 2017: 900 SF+- office + 1,200 SF+- two-bay shop
Frontage	653 ft on Brown Bridge Road (county road)
Zoning	Corridor Mixed Use (CM) - rezoned 2025
Utilities	Septic on improved acre; public sewer in area; 200-amp single-phase in shop; electric, phone & water
Construction	Metal roof, aluminum siding, concrete floors, central HVAC, CCTV security
Location	1 mi to Hwy 278 / I-20 Exit 90; Brown Bridge Road 3-4 lane widening in progress

DISCLAIMER: The information contained herein has been obtained from sources deemed reliable but is not guaranteed. Acreage, parcel boundaries, square footage, zoning, utility availability, road-widening plans and pond capacity are estimated or reported and subject to verification. Prospective purchasers are advised to independently verify all information and to consult their own legal, tax and financial advisors prior to making any investment decision. This offering is subject to prior sale, change, withdrawal or cancellation without notice. Crye-Leike Commercial is a licensed real estate brokerage. GA LIC #119351.