

# FOR LEASE- 5000 SQ FT. NEWER WAREHOUSE W/ OFFICE SPACE WHICH HAS I-20 FRONTAGE & VISIBILITY IN CONYERS, GA

1551 Dogwood Drive SW Conyers, GA 30012  
( between Salem Rd. and West Ave. exits)  
on I-20 WAREHOUSE SPACE (W/ SOME OFFICE)



**SPACE AVAILABLE: 5000 SQ. FT. including an office & 2 bathrooms**

**INTERIOR SPACE LAYOUT Over 85% warehouse & less than 15% office**

**PARKING & OUTSIDE STORAGE : Fenced- in front parking has 14 spaces with space for 30+ vehicles or equipment in the fenced- in rear which is around .4 acre**

**ENTRY DOORS: 2- 9' x 10' drive-in doors with 1- 9' x 10' dock high door**

**CEILING HEIGHT: Ranges from 13' to 15' with clearance of 12' to 14'**

**TRAFFIC COUNT: 122,000 cars per day on I-20. The property sits between the I-20 exits of West Ave. & Sigman Rd.**

**ZONING: M-1, Rockdale County**

**RENT: \$13.98/ Sq. Ft. = \$5,825 per month + \$870 per month NNN expenses**

**CONTACT: MIKE MAYERS OF M & M BROKERAGE AT 404-271-9520 or [mstmayers@gmail.com](mailto:mstmayers@gmail.com)**

Licensed Agent has an interest in the property. The information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee.

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**I-20 Road Frontage**

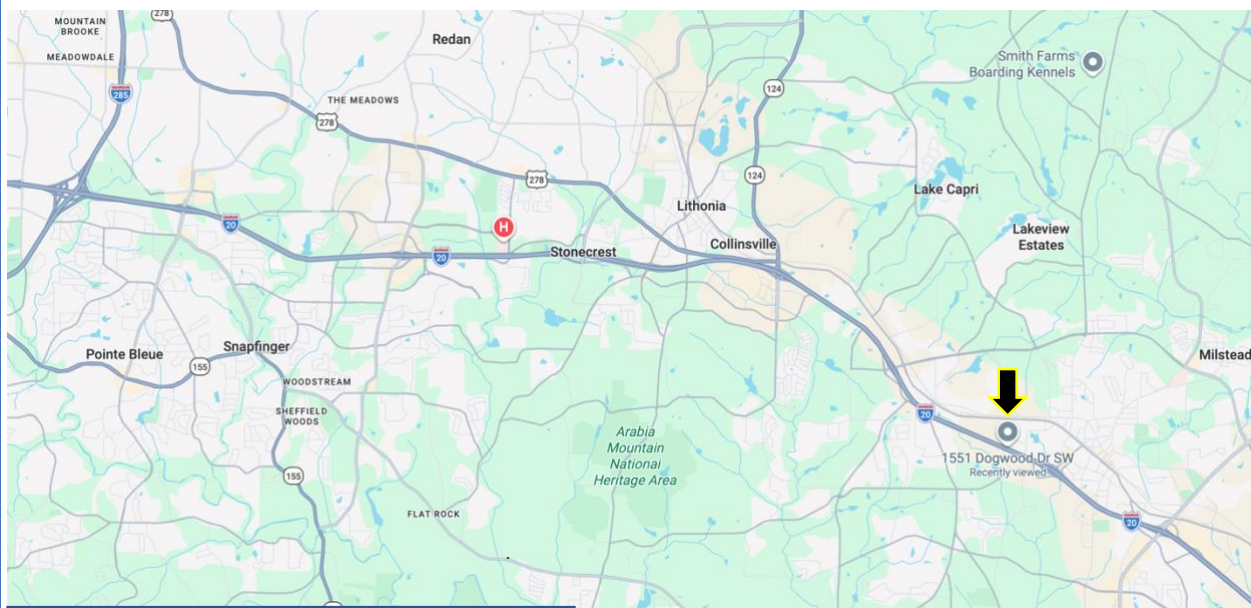


**Rear parking lot.**

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## Interior space of building



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