

Exclusively Listed By



BRENT FISHER

Realtor®

Office: (770) 876-4901

Direct: (678) 948-5881

brentmfisher@gmail.com

GA License # 160548

Member: Atlanta Commercial Board of Realtors



JEFF HAMMOND

Office: (770) 876-4901

Direct: (210) 8896819-

jeff@roicommercialadvisors.com

CCIM & ISCS

Member: Atlanta Commercial Board of Realtors



2.5 mi to I-20
17 mi to I-285
27.8 mi to Atlanta
30.9 mi to Atlanta Airport



- **TRUCK PARKING SPECIAL PERMIT APPROVED**
- **\$800,000**
- Offered at **\$1,500,000**
- **9.7+/- Acres**
- **Zoned I/D**

Aerial



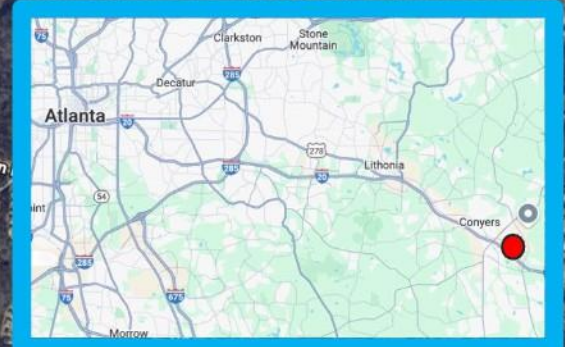
2060 E Park Dr NE, Conyers, GA



Exit 82

INTERSTATE 20

Exit 78



Rockdale County Ear O'Neal Sports Comple

DHL Supply Chain

- **Location**: 2.5 miles to I-20. *Right on E Park Dr NE to Right on Sigman Rd then left on Hwy 138 to I-20 (Exit #82 on I-20)*
- **Area**: Highly sought-after Industrial Park strategically located near thriving business hubs
- **Industrial Building Potential**: With a minimum of +/-25,000 sf for multiple Permitted or Special Uses (next page)
- **Investment Opportunity**: This land presents a golden opportunity for astute investors, entrepreneurs, and business owners. The I/D zoning allows for a wide range of commercial and industrial activities, making it an ideal investment for long-term growth and profitability.

PERMITTED USES

- ✓ Trucking Company
- ✓ Semi Truck Trailer Drop
- ✓ Freight Terminal
- ✓ Container Yard
- ✓ Vehicle Impound Lot
- ✓ Towing Service
- ✓ Repossession Service/Lot
- ✓ Heavy Equipment Rental, Sales, Service & Storage
- ✓ Parking Structure
- ✓ Auto Repair & Maintenance
- ✓ Public Storage Mini Warehouse
- ✓ Outdoor Storage
- ✓ Lumber Yard
- ✓ Contractor Office/Storage
- ✓ Landscape Service
- ✓ Moving Company
- ✓ Pest Control
- ✓ Building Supply Store
- ✓ Gas Station/Gas Station C-Store
- ✓ Trade School
- ✓ Microbrewery/Distillery
- ✓ Outdoor Shooting Range
- ✓ Counseling Services
- ✓ Greenhouse/Plant Nursery
- ✓ Crating, Packing, Shipping Office
- ✓ Cremation Service
- ✓ Dry Cleaning Plant/Service
- ✓ Manufacturing & Processing
- ✓ Metal, Machine or Welding Shop
- ✓ Movie/Recording Studio
- ✓ Printing & Publishing
- ✓ Call Center
- ✓ Medical or Other Office(s)

SPECIAL PERMIT USES

- ✓ Tractor Trailer Truck Parking
Area Special Use Approved
- ✓ Surface Parking Lot
- ✓ Religious Assembly
- ✓ Quarry
- ✓ Recovered Materials Facility
- ✓ Salvage Yard
- ✓ Bulk Storage Facility/Tank

DISCLAIMER

HomeSmart International, dba HSI Commercial has made every effort to obtain the information regarding these listings from sources deemed reliable. The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation, or service. The user of this data should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

