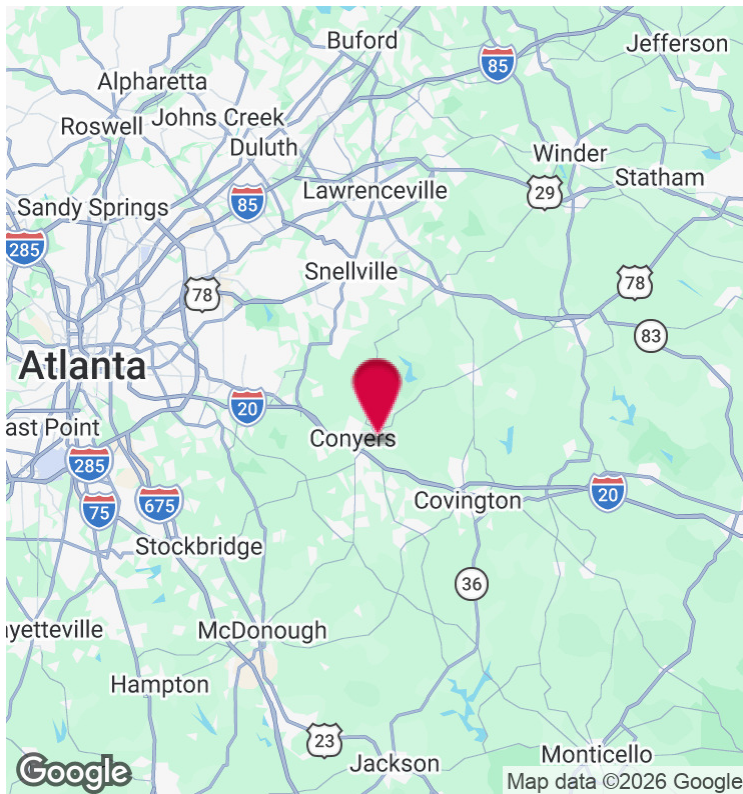


# 1911 OLD COVINGTON ROAD

CONYERS, GA 30013

## INVESTMENT SALE



## PROPERTY HIGHLIGHTS

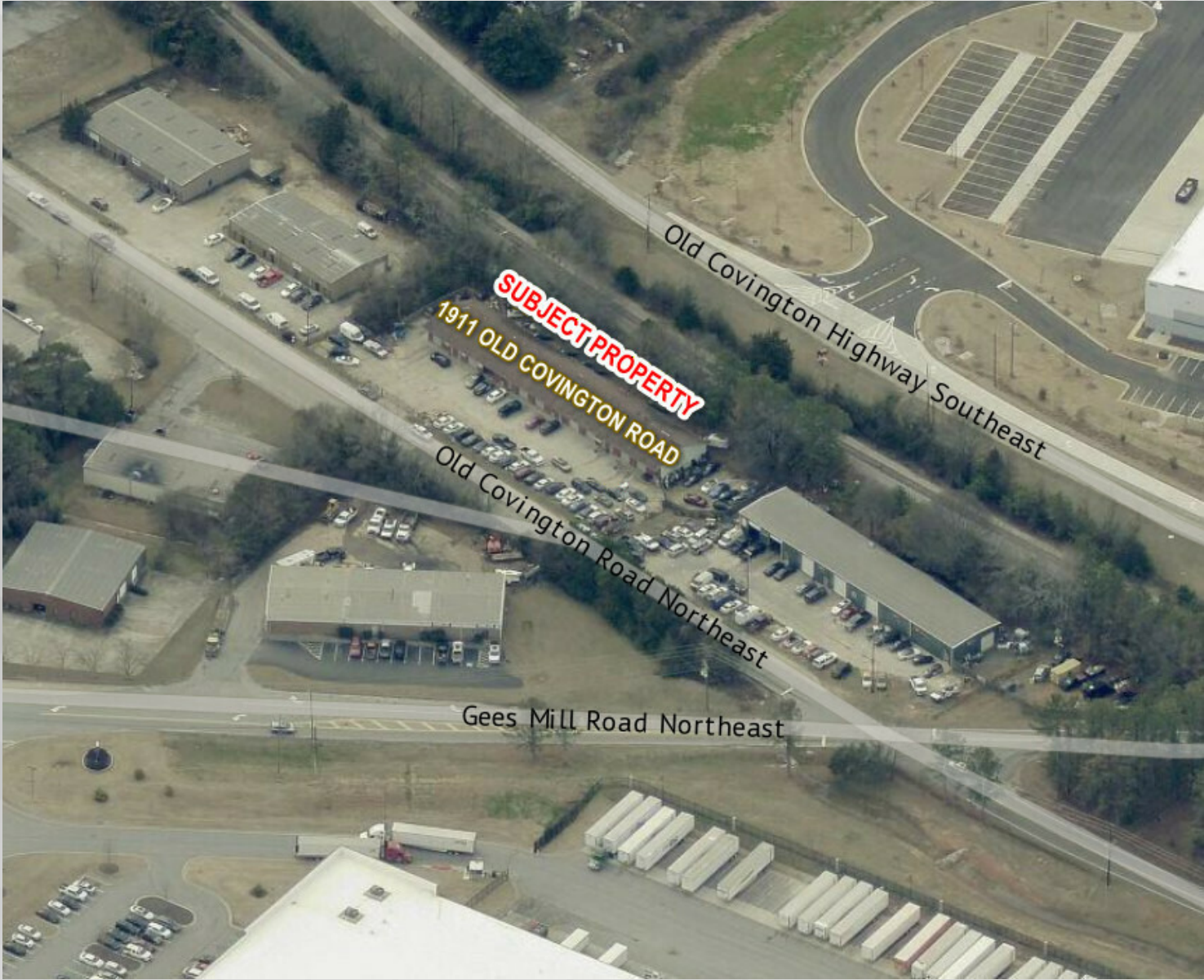
- 9,240± Square Foot Industrial Building
- 0.82± Acres
- 100% Leased
- 14' Ceiling Height
- 9 Drive-In Doors
- On Septic
- Brick & Block Building
- Owner to Only Consider Offers for Purchase w/Acceptable Lease-Back Provisions to Owner.

**Tim Staples**  
Associate Broker  
tstaples@kingindustrial.com  
770.317.5330

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.

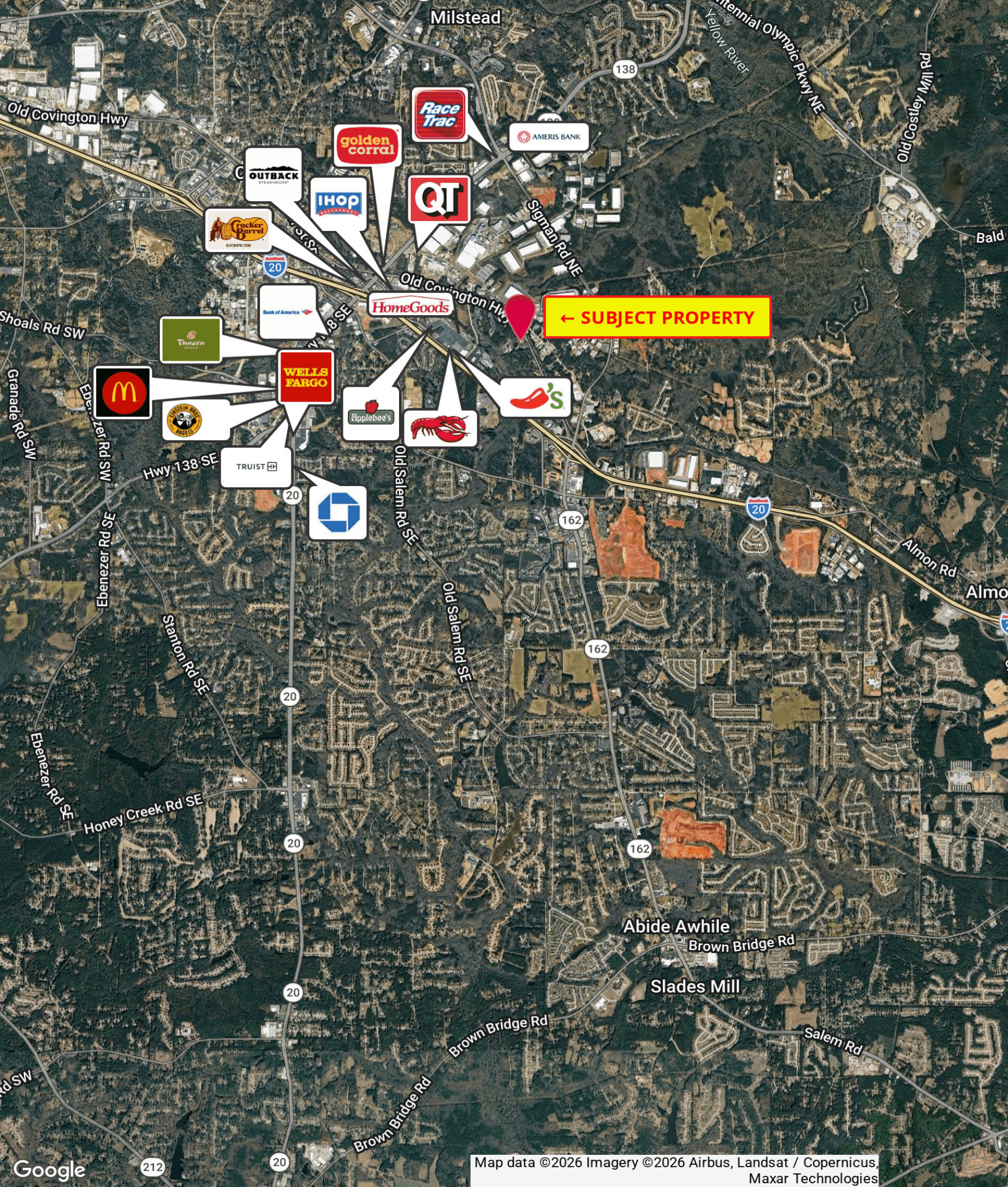
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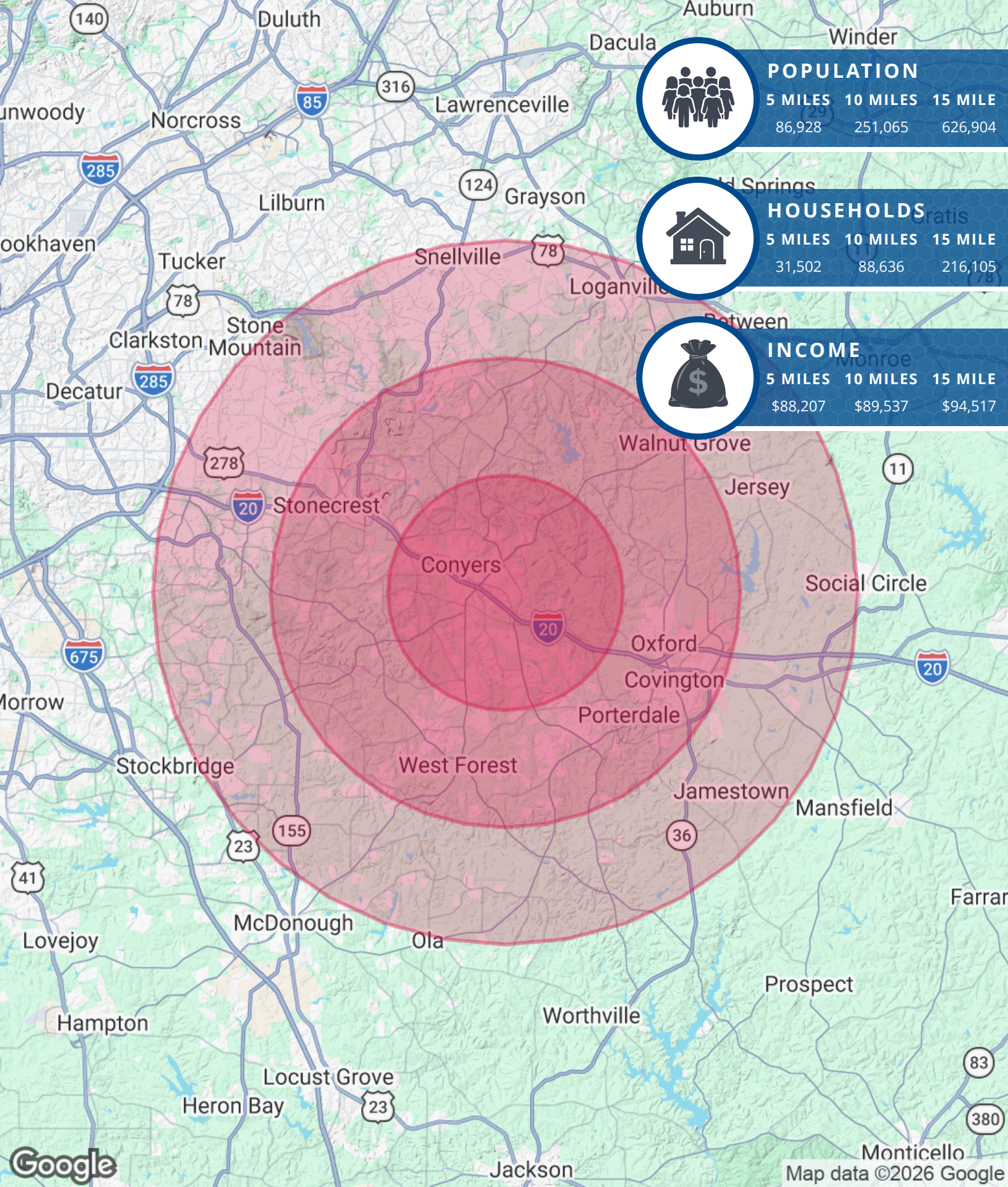
← SUBJECT PROPERTY

Map data ©2026 Imagery ©2026 Airbus, Landsat / Copernicus, Maxar Technologies

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**POPULATION**

5 MILES	10 MILES	15 MILE
86,928	251,065	626,904



**HOUSEHOLDS**

5 MILES	10 MILES	15 MILE
31,502	88,636	216,105



**INCOME**

5 MILES	10 MILES	15 MILE
\$88,207	\$89,537	\$94,517

Google

Map data ©2026 Google

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# MARKET OVERVIEW

## ATLANTA & GEORGIA

Atlanta's industrial real estate market remains one of the strongest and most active in the Southeast, driven by sustained population growth, expanding e-commerce demand, and its unmatched transportation infrastructure. Anchored by Hartsfield-Jackson Atlanta International Airport, extensive interstate connectivity (I-75, I-85, I-20), and proximity to the Port of Savannah, Atlanta serves as a premier logistics and distribution hub. The market continues to see strong tenant demand from third-party logistics providers, advanced manufacturing, and regional distribution users. While new construction has increased vacancy in select submarkets, long-term fundamentals remain solid, with well-located Class A facilities and infill properties commanding strong absorption and rental growth. Overall, Atlanta's industrial sector continues to offer stability, scalability, and long-term investment appeal.



### FORTUNE 500

Georgia is home to 18 Fortune 500 headquarters, with Atlanta serving as the economic engine of the Southeast and a magnet for global corporate investment.



### HIGH STATE CREDIT RATINGS

Georgia maintains AAA bond ratings from all three major credit rating agencies, reflecting fiscal discipline, pro-business policies, and long-term financial stability.



### HARTSFIELD-JACKSON ATLANTA INTERNATIONAL AIRPORT

Located just 10 miles south of Downtown Atlanta, Hartsfield-Jackson is consistently ranked the world's busiest airport and serves as the primary hub for Delta Air Lines—supporting global connectivity and logistics dominance.

## COMPANIES HEADQUARTERED IN ATLANTA



Projected annual population growth rate in Metro Atlanta (nearly double the national average)



Fastest-growing large metros for job growth in the U.S.



Southeast leader in industrial absorption



Of the U.S. population reachable within a 2-hour flight