

1951 Gees Mill Road NE

Conyers, Georgia 30013 · Rockdale County

FOR SALE BY OWNER

Jason Price · 404-441-6490

**5,625**

SF BUILDING

2,225

SF OFFICE

3,400

SF WAREHOUSE

14 ft

CLEAR HEIGHT

0.55

ACRE SITE

M1

LIGHT INDUSTRIAL

ASKING PRICE

\$850,000

\$151 per square foot

Vacant and available for occupancy at closing.

- Server room with data cabling throughout
- Drive-in and dock-high loading
- Less than 1.5 miles to two I-20 interchanges

Single-story brick and steel building on 0.55 acres in the Gees Mill industrial corridor, zoned M1 light industrial. The building is divided between 2,225 square feet of finished office and 3,400 square feet of clear-span warehouse, with a 14-foot clear height, a drive-in and a dock-high roll-up door (10 ft and 12 ft), and 200-amp three-phase power. The office includes a dedicated server room with data cabling run throughout, from a prior security-company tenant.

Built in 2000. Public water, septic, natural gas heat, and central air in the office. Several office partition walls are built below the ceiling grid and can be reconfigured easily to fit a new user's layout. The property fronts Gees Mill Road NE opposite the Conyers Logistics Center and sits less than 1.5 miles from two I-20 interchanges, with paved parking on three sides.



OFFICE FRONTAGE



DRIVE-IN & DOCK-HIGH DOORS

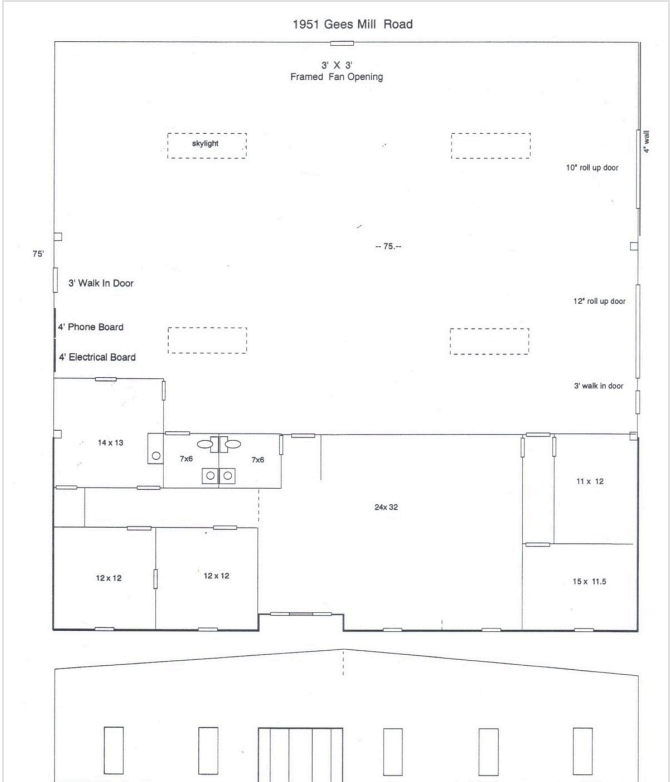


CLEAR-SPAN WAREHOUSE

BUILDING FACTS

Building area	5,625 SF, single story
Office finish	2,225 SF
Warehouse	3,400 SF, clear span
Clear height	14 ft
Building depth	75 ft
Loading	One 10 ft drive-in door and one 12 ft dock-high door
Pedestrian doors	Two 3 ft walk-in doors
Data / IT	Dedicated server room with data cabling throughout (prior security-company tenant)
Office layout	Several partition walls built below the ceiling grid — easily reconfigured
Construction	Brick veneer on steel frame; galvanized metal roof; concrete slab
Lighting	Recessed lighting; skylight over warehouse
Power	200 amp, three phase — Snapping Shoals EMC
Heating & cooling	Natural gas heat; central air in office
Water & sewer	Public water; septic
Year built	2000 (effective year 2005)
Site	0.55 acres / 23,958 SF
Zoning	M1, light industrial (Rockdale County)
Parcel	092001060A
Status	Vacant

FLOOR PLAN



Owner-supplied plan · not to scale



FINISHED OFFICE INTERIOR



INSULATED CLEAR-SPAN BAY



WAREHOUSE & GAS UNIT HEATER

LOCATION

The property fronts Gees Mill Road NE in Rockdale County's Gees Mill industrial corridor, opposite the Conyers Logistics Center at 1938 Gees Mill Road NE, and sits less than 1.5 miles from two Interstate 20 interchanges. Conyers is roughly 24 miles east of Atlanta.

