

INDUSTRIAL BUILDING FOR LEASE

LOCHRIDGE INDUSTRIAL PARK | I-20 EAST | ±102,708 SF

14290 LOCHRIDGE BLVD, COVINGTON, GA 30014



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EXECUTIVE SUMMARY

Bull Realty, Inc. is pleased to present a ±102,708 SF industrial facility for lease at 14290 Lochridge Boulevard in Covington, Georgia. Strategically located along I-20 East, one of Georgia's premier industrial corridors, the property offers excellent access to regional transportation and logistics networks.

Situated on ±13.2 acres with additional room for expansion, the facility features a highly functional layout with 11 dock-high doors, 1 drive-in door, and generous clear heights, making it well suited for warehousing, distribution, manufacturing, and other industrial operations. Located within a professionally maintained industrial park, the building offers attractive brick and masonry construction and a strong corporate image.

The property benefits from immediate access to I-20, providing efficient connectivity to I-285, Downtown Atlanta, and major distribution routes throughout the Southeast. The I-20 East industrial corridor has experienced substantial industrial development in recent years, with numerous warehouse, distribution, manufacturing, and logistics projects locating in the Covington and Conyers markets. The corridor offers access to a large regional labor force, relatively abundant land availability, and convenient access to Metro Atlanta, making it an attractive location for a wide range of industrial users.

ADDRESS	14290 Lochridge Blvd, Covington, GA 30014
TOTAL BUILDING SIZE	±102,708 SF
OFFICE / WAREHOUSE SIZE	±6,000 SF / ±96,708 SF
LEASE RATE	\$6.25/SF (NNN)
SITE SIZE	±13.2 AC
PARKING	24 marked spaces in front Abundant space in truck court
LOADING	11 Loading docks (8.5x9.5) 1 Drive-in door w/ ramp (13.5x13.5)
CLEAR HEIGHT	26'
SPACING	48' x 40'
POWER	2,000 amp 3 phase power
HVAC	HVAC in office Radiant gas heating in warehouse
STORAGE	Gated truck court
SPRINKLERED	Yes
LIGHTING	LED motion sensor
ZONING	M-2 Heavy industrial

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



BUILDING SIZE
±102,708 SF



LOADING
11 DOCKS | 1 DRIVE-IN



CLEAR HEIGHT
26'



COLUMN SPACING
48' X 40'





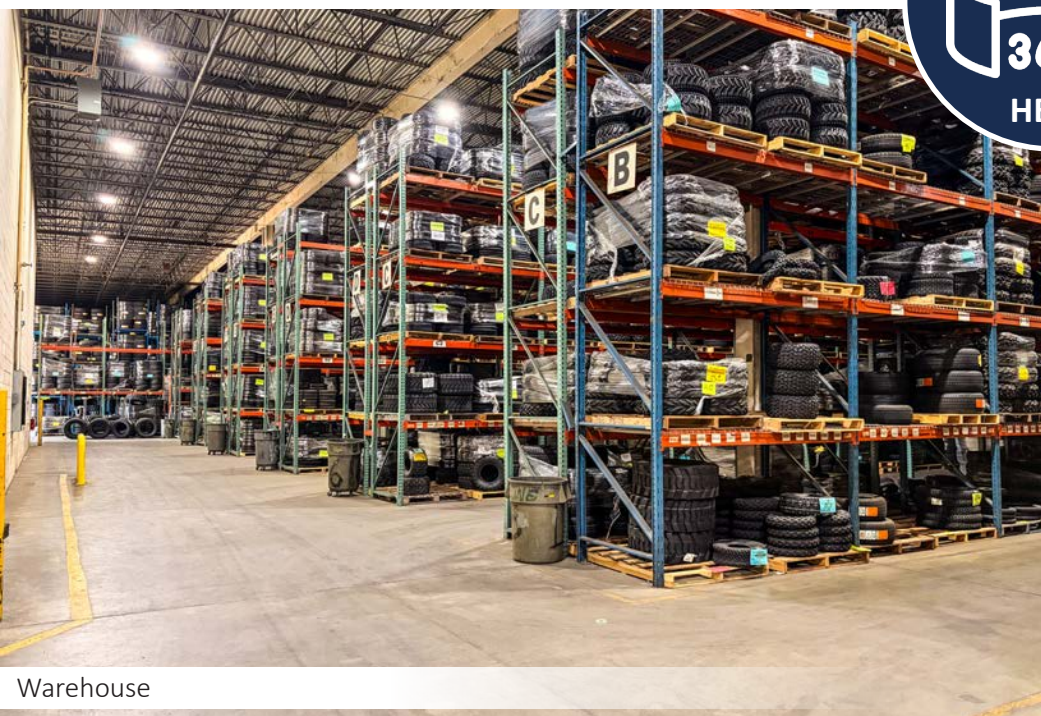




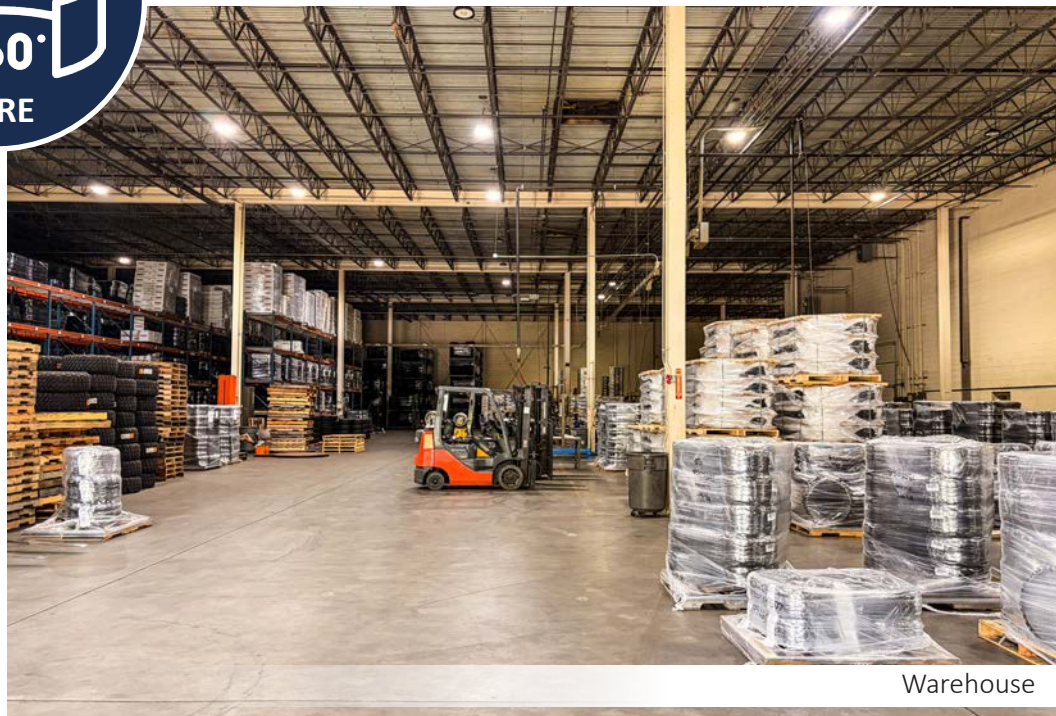
Lobby / Showroom



Office

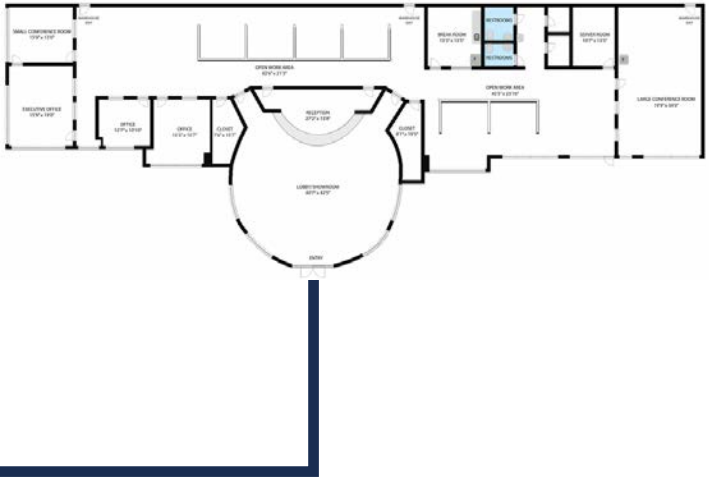
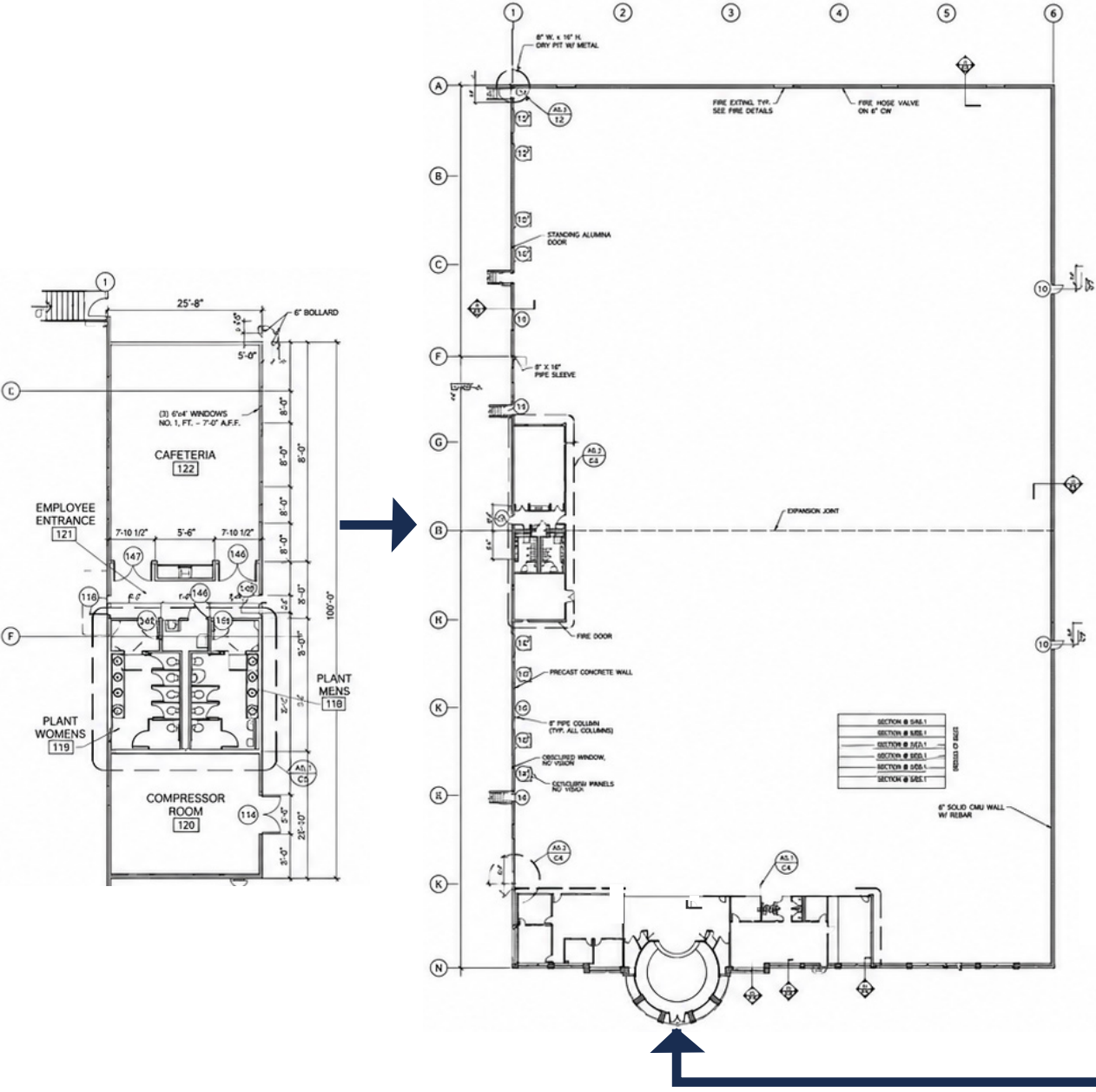


Warehouse

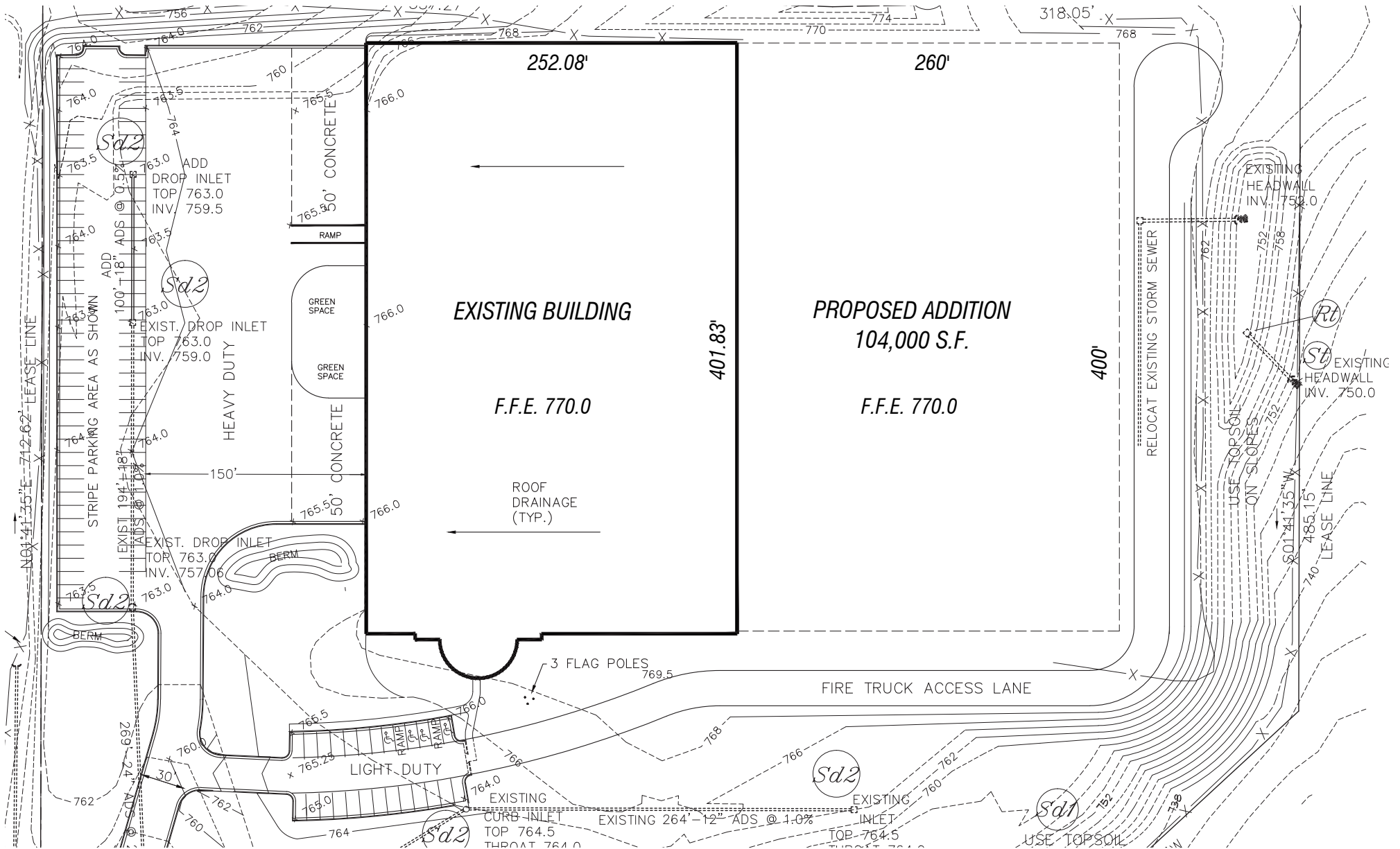


Warehouse

FLOOR PLAN



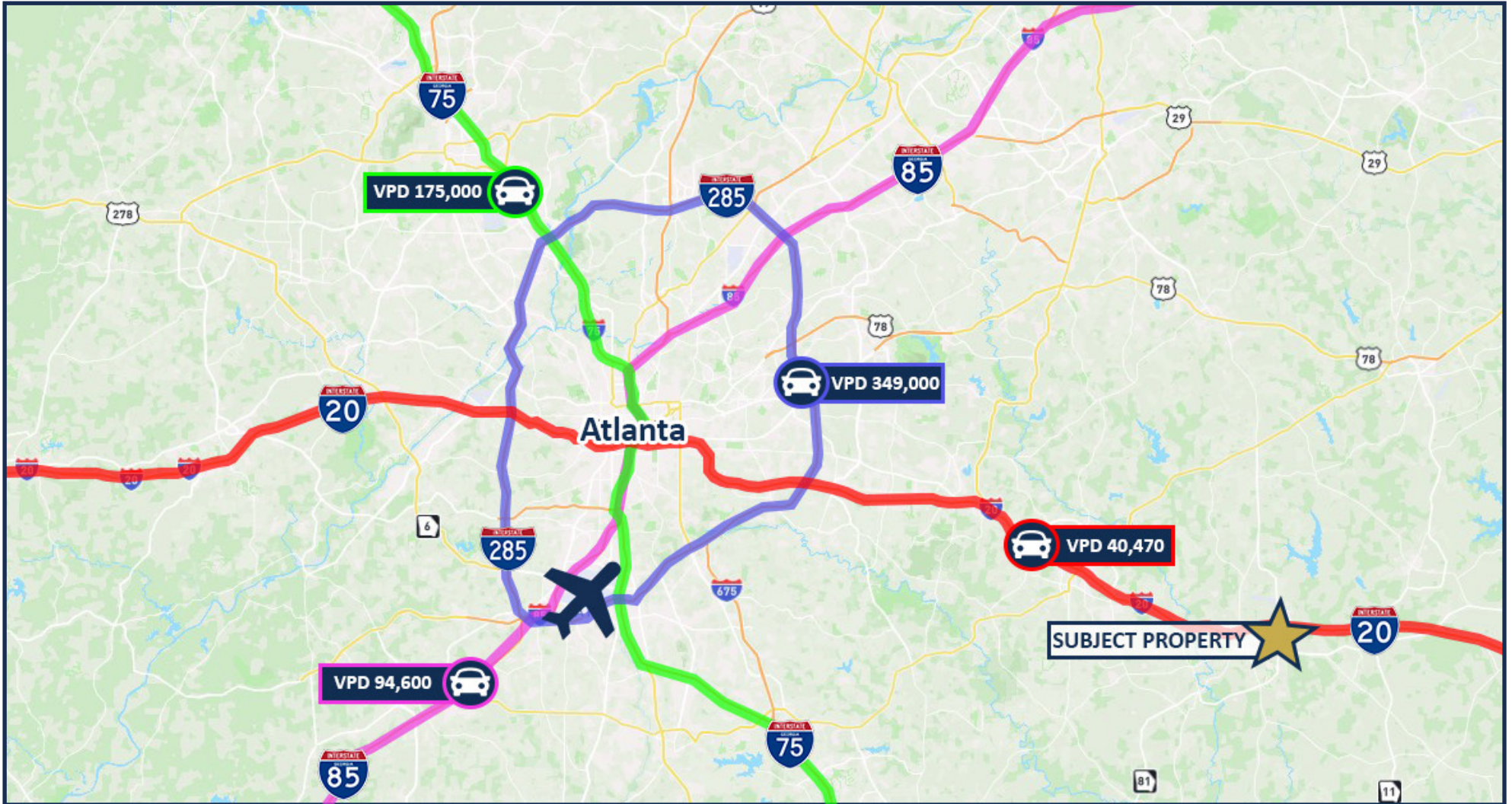
SITE PLAN



IN THE AREA - INDUSTRIAL



TRAFFIC COUNTS & TRAVEL DISTANCES



I-20: ±0.5 Miles
 1-285: ±39 Miles
 Dtn. ATL: ±35 Miles



Port of Savannah: ±228 Miles
 Port of Charleston: ±263 Miles



Hartsfield-Jackson Atlanta International Airport: ±39 Miles
 Covington Municipal Airport: ±4 Miles



CSX & Norfolk Southern Intermodal: ±35 Miles

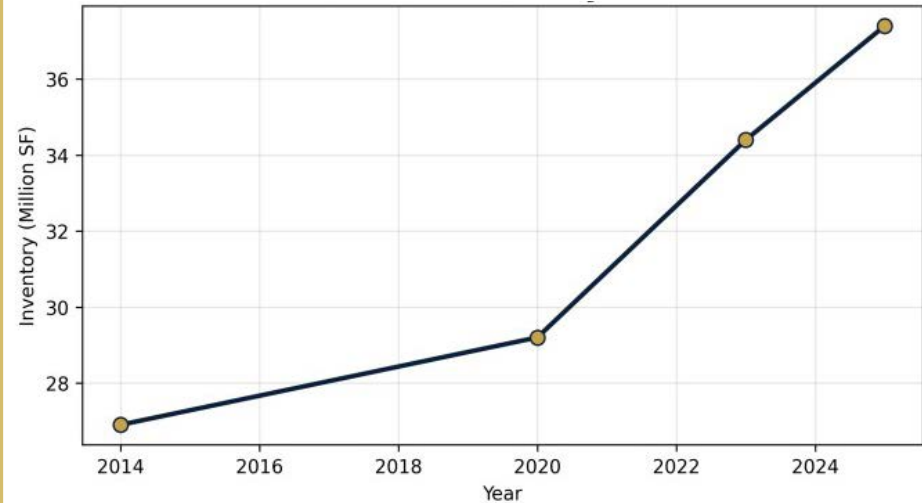
I-20 EAST SUBMARKET

ATLANTA, GA

The I-20 East industrial corridor has become one of Metro Atlanta's fastest-growing industrial markets, driven by its strategic location, access to a large regional labor force, and connectivity to major transportation infrastructure. Over the past decade, industrial inventory has grown by more than 10 million square feet, attracting a diverse mix of distribution, logistics, manufacturing, and e-commerce users. The market currently contains more than 37 million square feet of industrial space and continues to benefit from institutional investment and new development.

Despite significant new construction, market fundamentals remain healthy with approximately 897,000 square feet of net absorption recorded in 2025. The corridor's direct access to I-20 provides efficient connectivity to Metro Atlanta, the Port of Savannah, and major Southeast population centers, making it a preferred location for regional warehousing, distribution, and manufacturing operations.

INVENTORY GROWTH



Industrial inventory growth demonstrates the corridor's expansion and institutional investment.

MARKET FUNDAMENTALS

NET ABSORPTION

897K SF

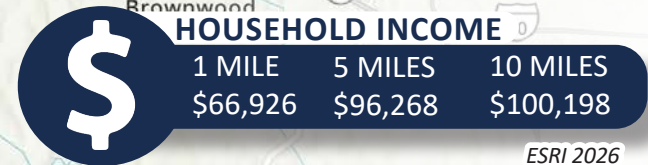
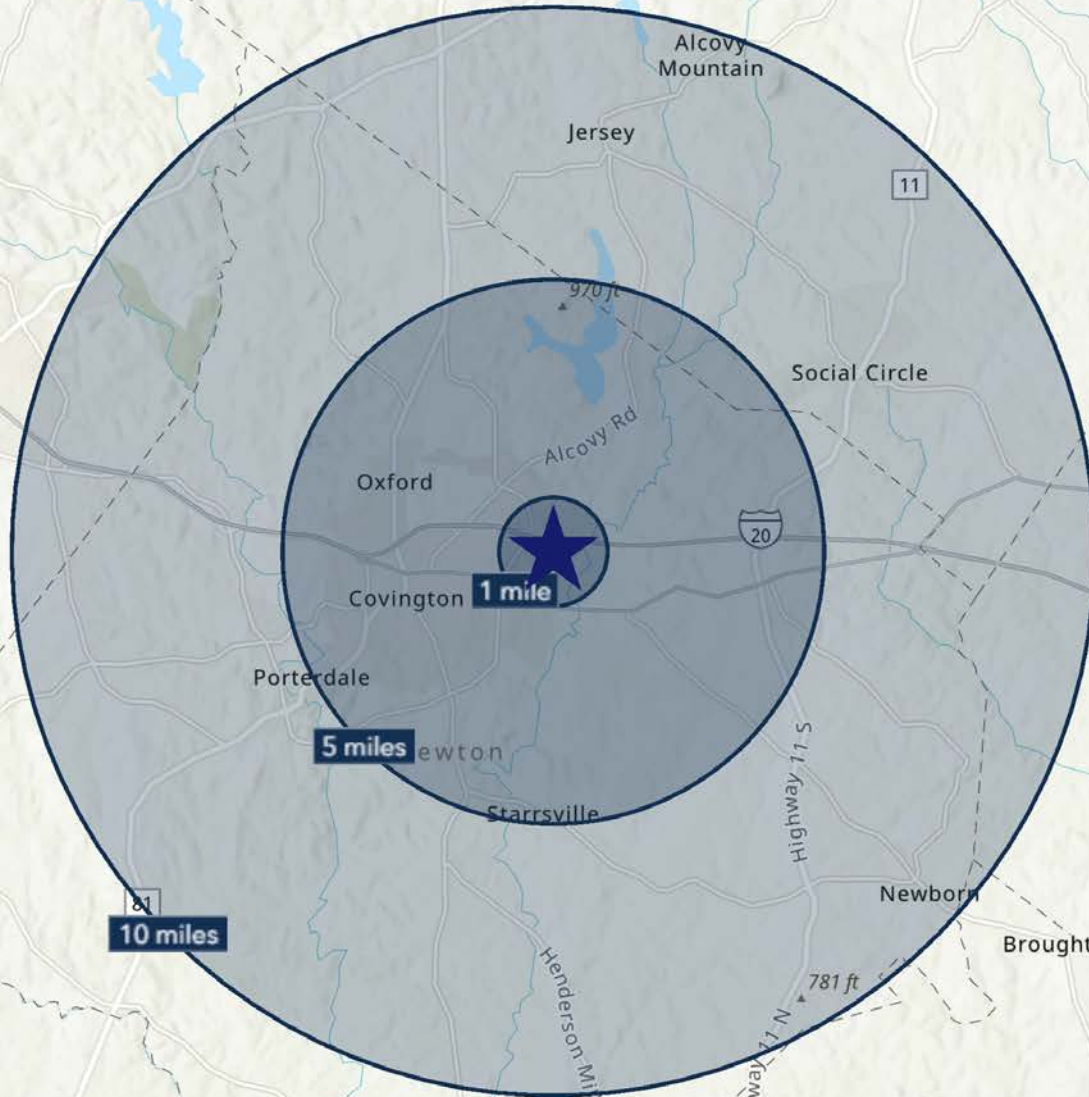
NEW DELIVERIES

998K SF

Current market metrics highlighting occupancy and demand.

DEMOGRAPHICS

COVINGTON, GEORGIA



ESRI 2026

BROKER PROFILES



SHOUMIC KHAN

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A real estate enthusiast, Shoumic has a passion for serving his clients with the highest standards of care, concern, and quality. Shoumic began his career in boutique commercial real estate, developing particular interests in the industrial, land, and retail sectors. His approach is to ensure that his clients can expect integrity, honesty, and communication.

Shoumic has built a proven track record in commercial real estate transactions by identifying market opportunities to increase profitability for clients. He relies on his experience in sales, marketing and negotiations along with a commitment to understand market conditions and trends to increase revenue, profitability, and market share. Shoumic is a proud Bulldog, holding a B.B.A in Real Estate from the University of Georgia. With a deep commitment to continuing education, he is working towards the ultimate designation as a Certified Commercial Investment Member (CCIM) and is a member of the Atlanta Commercial Board of Realtors and the National Association of Realtors.

Outside of his professional endeavors, Shoumic enjoys spending time with family & friends, the great outdoors, sports, and mentoring local youth in his community.



MICHAEL BULL, CCIM

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Michael Bull, CCIM is the founder and CEO of Bull Realty. He is an active commercial real estate broker licensed in eight states and has assisted clients with over 8 billion dollars of transactions over his 35-year career. Mr. Bull founded Bull Realty in 1998 with two primary missions: to provide a company of brokers known for integrity and to provide the best disposition marketing in the nation. While still well known for effective disposition services, the firm also provides acquisition, project leasing, and site selection/tenant representation in all major property sectors.

Michael personally leads a team focused on office sales.

You may know Michael as host of America's Commercial Real Estate Show. The popular weekly show began broadcasting in 2010 and today is heard by millions of people around the country. Michael and other respected industry leaders, analysts, and economists share market intel, forecasts, and strategies. New shows are available every week on-demand wherever you get your podcasts, YouTube, and the show website, www.CREshow.com.

ABOUT BULL REALTY

MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.

SERVICES

Disposition, acquisition, project leasing, tenant representation and consulting services.

SECTORS OF FOCUS

Office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com/>



28

YEARS IN
BUSINESS



ATL

HEADQUARTERED IN
ATLANTA, GA



LICENSED IN
8
SOUTHEAST
STATES