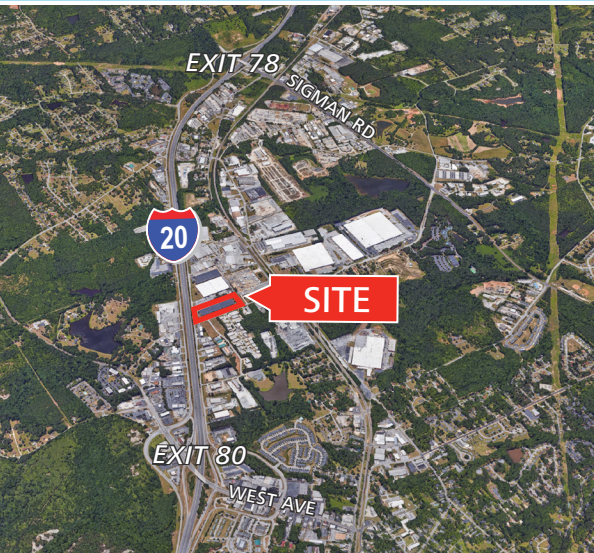


801 Blacklawn Road
Conyers, GA 30012
Rockdale County

OFFICE / WAREHOUSE
AVAILABLE
9,660 SF



Ackerman & Co.

FRANK FARRELL
770.913.3948
ffarrell@ackermanco.net
www.ackermanco.com

NOW
LEASING



IDEAL DISTRIBUTION LOCATION 1/2 MILE TO I-20 INTERCHANGE

- Quality brick-on-brick office / warehouse building
- 20-foot warehouse clear height with dock-high and ramp access loading
- Quick access to and highly visible from I-20
- Close proximity to 20th Century Fox and Warner Bros. film studios
- 1.17/1,000 parking ratio
- Strong local pro-business environment (Tax Abatements, Opportunity Zone)
- Only 26 miles from Hartsfield-Jackson Atlanta International Airport and 234 miles and 292 miles, respectively, from the ports of Savannah and Charleston

EXPOSURE TO I-20 WITH A DAILY TRAFFIC COUNT OF 108,500+ CARS PER DAY



Ackerman & Co.

**801 Blacklawn Road
Conyers, GA 30012
Rockdale County**

**OFFICE / WAREHOUSE
AVAILABLE
9,660 SF**



AVAILABLE SPACE

- 9,660 SF Total
- 1,000 SF Office
- 1 Dock-High Door; 1 Drive-In Door
- 20' Clear Height
- 30' x 40' Column Spacing
- 100% Sprinklered
- EPDM Roof System

PROPERTY SIZE
6.789 Acres

BUILDING SIZE
111,540 SF

