

FOR LEASE

# ROCKDALE 20 EAST BUSINESS CENTER

1851 SE OLD COVINGTON HIGHWAY | CONYERS, GA 30013



[WATCH VIDEO](#)

**AVAILABLE NOW | 212,745 SF**

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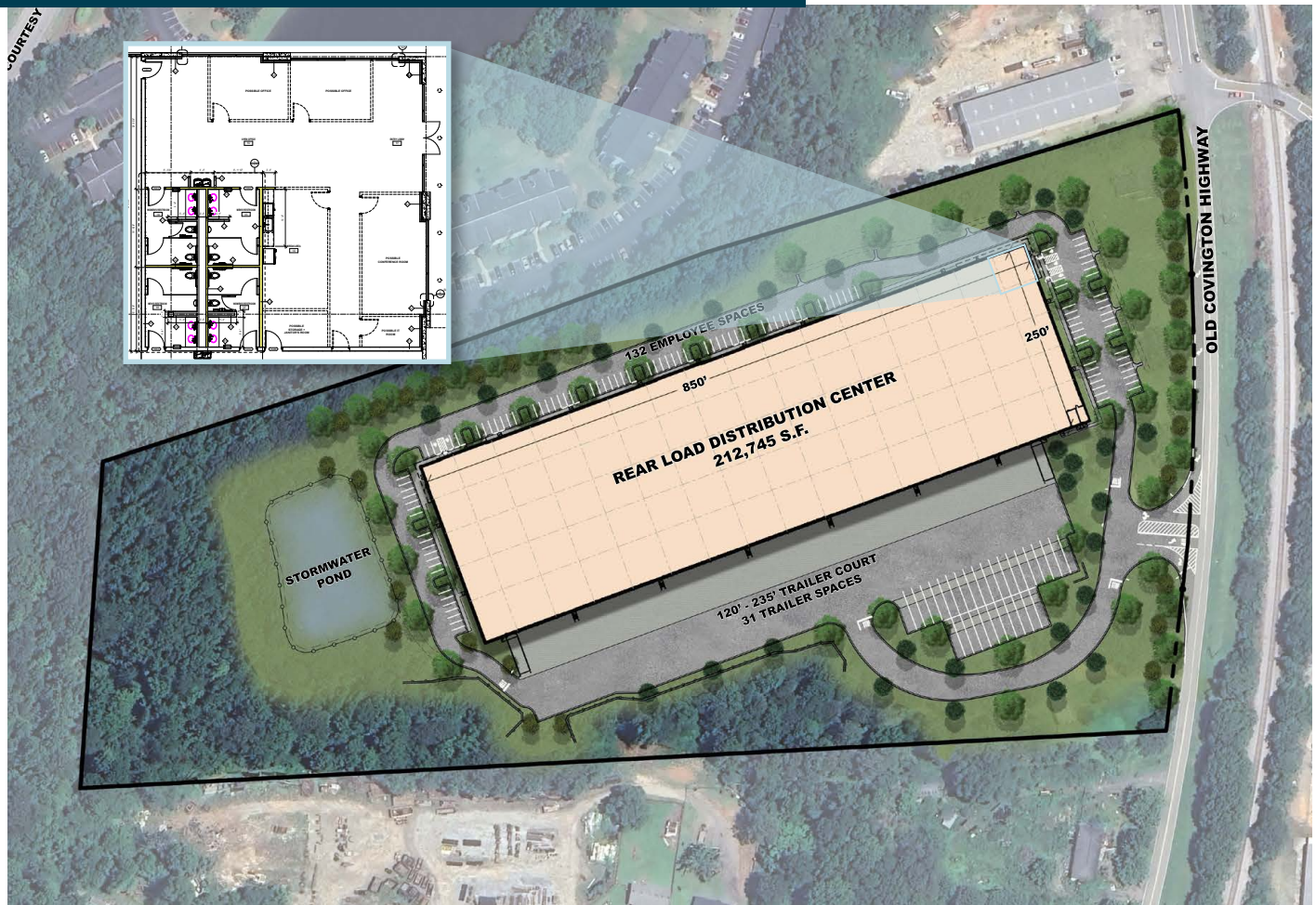
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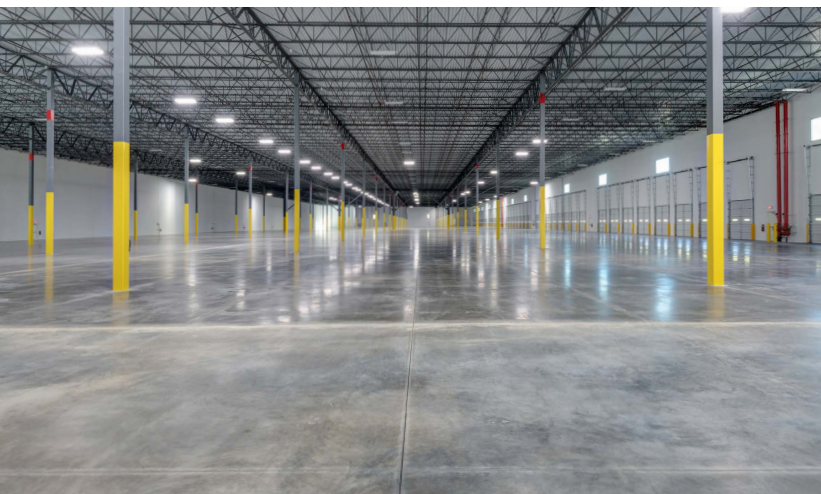


## BUILDING SPECIFICATIONS

<b>Total SF</b>	212,745 SF (850' W x 250' D)
<b>Office</b>	±2,870 SF Spec
<b>Clear Height</b>	32'
<b>Dock High Doors</b>	47 (9' x 10') Overhead Doors with (4) 40,000 lb. Mechanical Dock Levelers
<b>Drive-In Doors</b>	2 (12' x 14') Oversized Doors with Concrete Ramps
<b>Bay Staging</b>	54' x 47' - 6" with 60' Staging Bays
<b>Truck Court Depth</b>	120' - 235'
<b>Trailer Storage</b>	31 Trailer Drops
<b>Car Parks</b>	132 Car Parking Spaces
<b>Sprinkler</b>	ESFR
<b>Power</b>	One 480/277 Volt, 3-Phase, 4 Wire, 2,000 Amp Service
<b>Floor Thickness</b>	6" Unreinforced Concrete
<b>Slab</b>	10 mil. Vapor Barrier under the Entire Slab
<b>Lighting</b>	Interior and Exterior LED - 25 fc
<b>Windows</b>	Clerestory



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## DEMOGRAPHICS

LOCATION PROXIMITY DEMOGRAPHICS				
	1 Mile	3 Miles	5 Miles	10 Miles
Population	2,476	38,873	91,674	264,499
Household Income	\$86,533	\$96,613	\$98,232	\$97,494

Rockdale County has direct access to Georgia's Interstate 20, a CSX rail line, and the nearby fast-growing East Coast ports of Charleston and Savannah, positioning itself to capture demand from companies seeking distribution and warehouse space near Atlanta's dense population centers. The land adjacent to I-20 has been called one of the most affordable high-tech corridors in the country. The I-20 East corridor has attracted massive industrial projects including Meta's data center, SKC's computer chip plant, and Ascend Element's lithium-ion battery recycling facility.

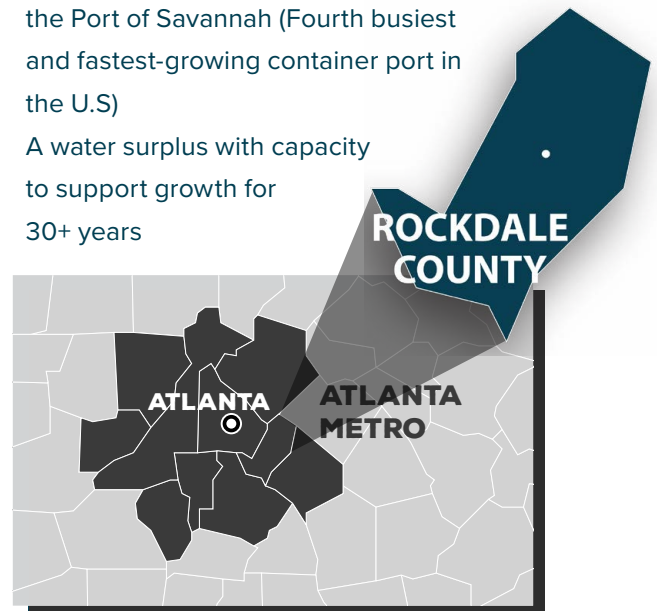
Just east of Rockdale County, **Lidl** invested \$100 million in a new 925,000 square-foot facility serving as a regional headquarters and product supply to Lidl stores across the region. The facility is Lidl's fourth in the U.S. to date and is one of the largest pre-engineered metal buildings ever planned in the country. The region's central location and strong infrastructure network are a few of the reasons cited for choosing this area.

In another big win for Interstate 20 just east of Rockdale 20 East Business Center, in early 2023, **Archer Aviation** began construction on a 350,000 square foot facility adjacent to Covington Municipal Airport to high-volume manufacture hundreds of electric vertical takeoff and landing (eVTOL) aircraft annually, believed to be a first for the eVTOL

industry. The site is designed for possible expansion into an additional 800,000 square feet, targeting a production scale of up to 2,300 aircraft per year.

### ROCKDALE COUNTY

1. Home to area workforce of 1.2 million+ workers
2. Less than 2 hours by air to 80% of the U.S. market
3. Minutes from Atlanta and the Hartsfield-Jackson Atlanta International Airport, the world's busiest airport
4. Great access and less than 4 hours to the Port of Savannah (Fourth busiest and fastest-growing container port in the U.S)
5. A water surplus with capacity to support growth for 30+ years



**Rockdale County has emerged as one of the key supply chain and logistics and premiere e-commerce locations in the Southeastern USA.**



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## CORPORATE NEIGHBORS





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## PROXIMITY TO ATLANTA COMPARED TO OTHER ATLANTA SUBMARKETS



ATLANTA INDUSTRIAL HUBS	NEARBY INTERSTATE	DISTANCE TO I-285
Rockdale 20 East Business Center	I-20 E	16 mi
Archer Aviation	I-20 E	26.5 mi
Buford	I-985	24 mi
Braselton	I-85 N	34.5 mi
Cass White	I-75 N	38 mi
Cartersville	I-75 N	31 mi
Villa Rica	I-20 W	26 mi
Newnan	I-85 S	26 mi
Lagrange	I-85 S	55 mi
McDonough	I-75 S	21 mi
Locust Grove	I-75 S	27.5 mi

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