

FOR LEASE

ROCKDALE 20 EAST BUSINESS CENTER

1851 SE OLD COVINGTON HIGHWAY | CONYERS, GA 30013



[WATCH VIDEO](#)

AVAILABLE Q4 2024 | 212,745 SF

MATT BENTLEY

Managing Director
404 812 4079
mbentley@naibg.com

COLLIN DEVANEY

Senior Vice President
404 812 4078
cdevaney@naibg.com

FRANK FALLON, JR.

Managing Director
404 805 6430
frank.fallon@allindustrialco.com

Information is deemed from reliable sources. No warranty is made as to its accuracy.



FOR LEASE



BUILDING SPECIFICATIONS

Total SF	212,745 SF (850' W x 250' D)
Office	BTS
Clear Height	32'
Dock High Doors	47 (9' x 10') Overhead Doors
Drive-In Doors	2 (12' x 14') Oversized Doors with Concrete Ramps
Bay Staging	54' x 47' - 6" with 60' Staging Bays
Truck Court Depth	120' - 235'
Trailer Storage	31 Trailer Drops
Car Parks	132 Car Parking Spaces
Sprinkler	ESFR
Power	One 480/277 Volt, 3-Phase, 4 Wire, 2,000 Amp Service
Floor Thickness	6" Unreinforced Concrete
Slab	10 mil. Vapor Barrier under the Entire Slab
Warehouse Ventilation	One and half air changes per hour - roof top fans with motorized louvers
Windows	Clerestory

DEMOGRAPHICS

LOCATION PROXIMITY DEMOGRAPHICS				
	1 Mile	3 Miles	5 Miles	10 Miles
Population	2,732	38,364	88,395	251,064
Household Income	\$86,533	\$96,613	\$98,456	\$94,909

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.

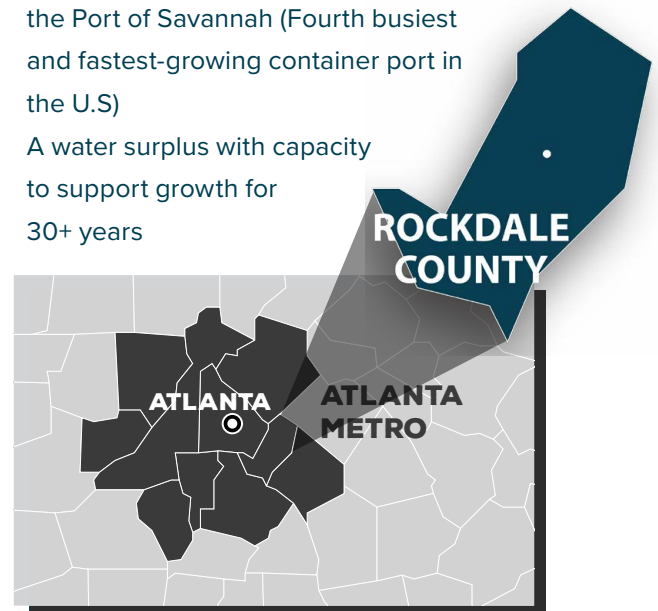
Just east of Rockdale County, **Lidl** invested \$100 million in a new 925,000 square-foot facility serving as a regional headquarters and product supply to Lidl stores across the region. The facility is Lidl's fourth in the U.S. to date and is one of the largest pre-engineered metal buildings ever planned 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.

FOR LEASE

CORPORATE NEIGHBORS

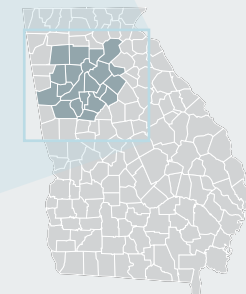


FOR LEASE

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



MATT BENTLEY
 Managing Director
 404 812 4079 | mbentley@naibg.com

COLLIN DEVANEY
 Senior Vice President
 404 812 4078 | cdevaney@naibg.com

FRANK FALLON, JR.
 Managing Director
 404 805 6430 | frank.fallon@allindustrialco.com