

445,234 SF FOR LEASE

Rockdale Logistics Center



Developed by **AshleyCapital**

1475 Georgia Highway 138, Conyers, Georgia



Exclusive Agent:
Bobby Mayson
770.729.2817

LAVISTA ASSOCIATES, INC.

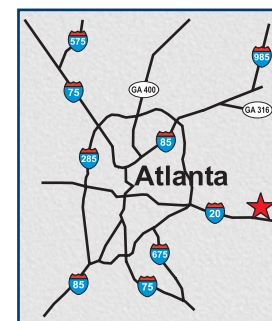
Commercial and Industrial, Realtors®

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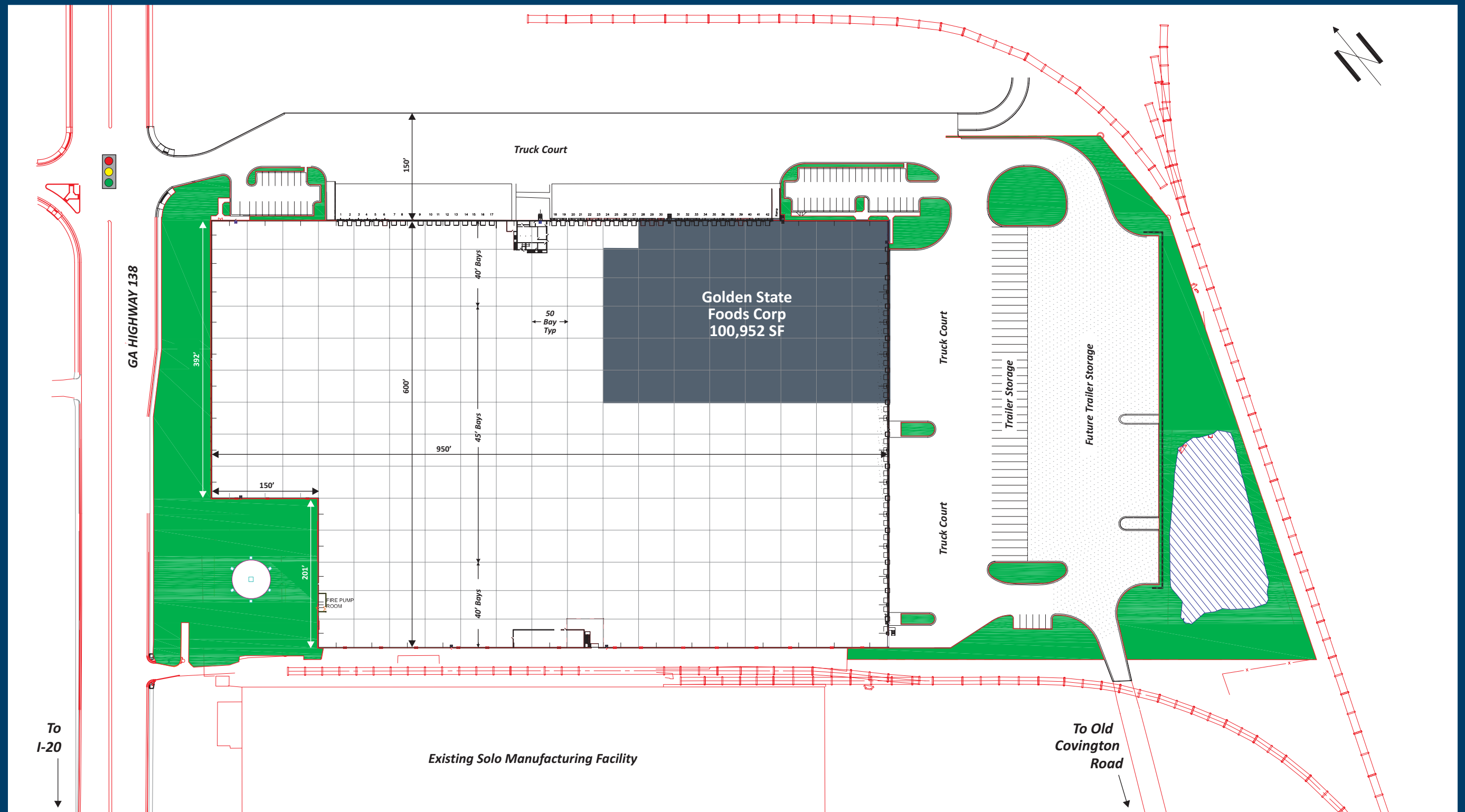
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- **AVAILABLE IMMEDIATELY**
- 445,234 SF Available with
 - 3,570 SF Office
 - 3,046 SF Mezzanine
- 24.6 Acres
- Minimum Available 80,000 SF
- 27'10" Clear Height (minimum)
- (48) Dock-High Doors (1) Drive-In Doors
- Approximately 1 mile from I-20 via Exit 82

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Fire Protection

Density System at 0.6 GPM/3000 SF with 2000 GPM Electric Pump

Ventilation System

0.5 Air Changes/Hour

Car Parking

60 Existing Spaces - 145 Potential Future Spaces

Warehouse Heating

Gas-Fired Unit Heaters providing 60 degrees inside at 18 degrees outside temperature

Warehouse Lighting

(2) 400 Watt metal halide per bay (minimum)

Trailer Storage

42 Existing Spaces - 123 Potential Future Spaces

Electric Service

(1) 2000 kva 480/277 volt transformer with 3-Phase 2400 amp service panel

Column Spacing

(105) 40' x 50'
(146) 45' x 50'