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**LEE &
ASSOCIATES**



**FOR SALE
OR LEASE**

1202 Royal Dr | Conyers, GA
51,093 SF Distribution Building

PROPERTY INFORMATION:

- 51,093-sf Distribution Building
- 42,529-sf Warehouse (19' Clear)
- 8,564-sf Office (2025 Makeready)
- Eleven (11) Dock High Doors
- One (1) Drive-In Ramp
- 100' Truck Court
- New Interior Makeready and Whitebox
- New Striping in Parking Lot
- New LED Lighting in Warehouse + Office
- TPO Roof
- Fully Sprinklered
- Immediate Access to I-20
- Power: 600 amps, 3 Phase



MARKETED BY:



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Charlie Mitchell
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NEW EXTERIOR PAINT

NEW LED WALLPACKS

**NEW DOCK DOORS &
DOCK BUMPERS**

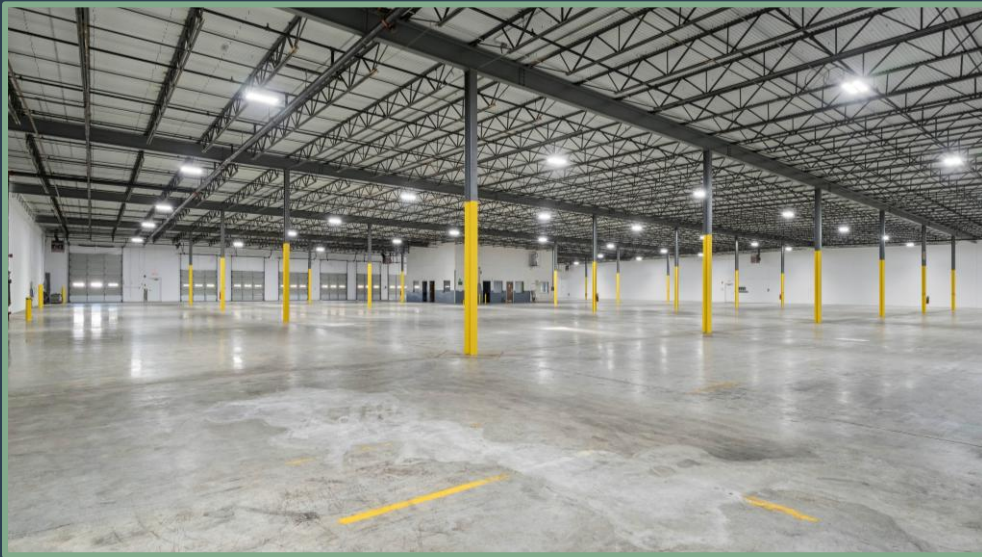
NEW LANDSCAPING

**NEW ASPHALT
AND STRIPING**



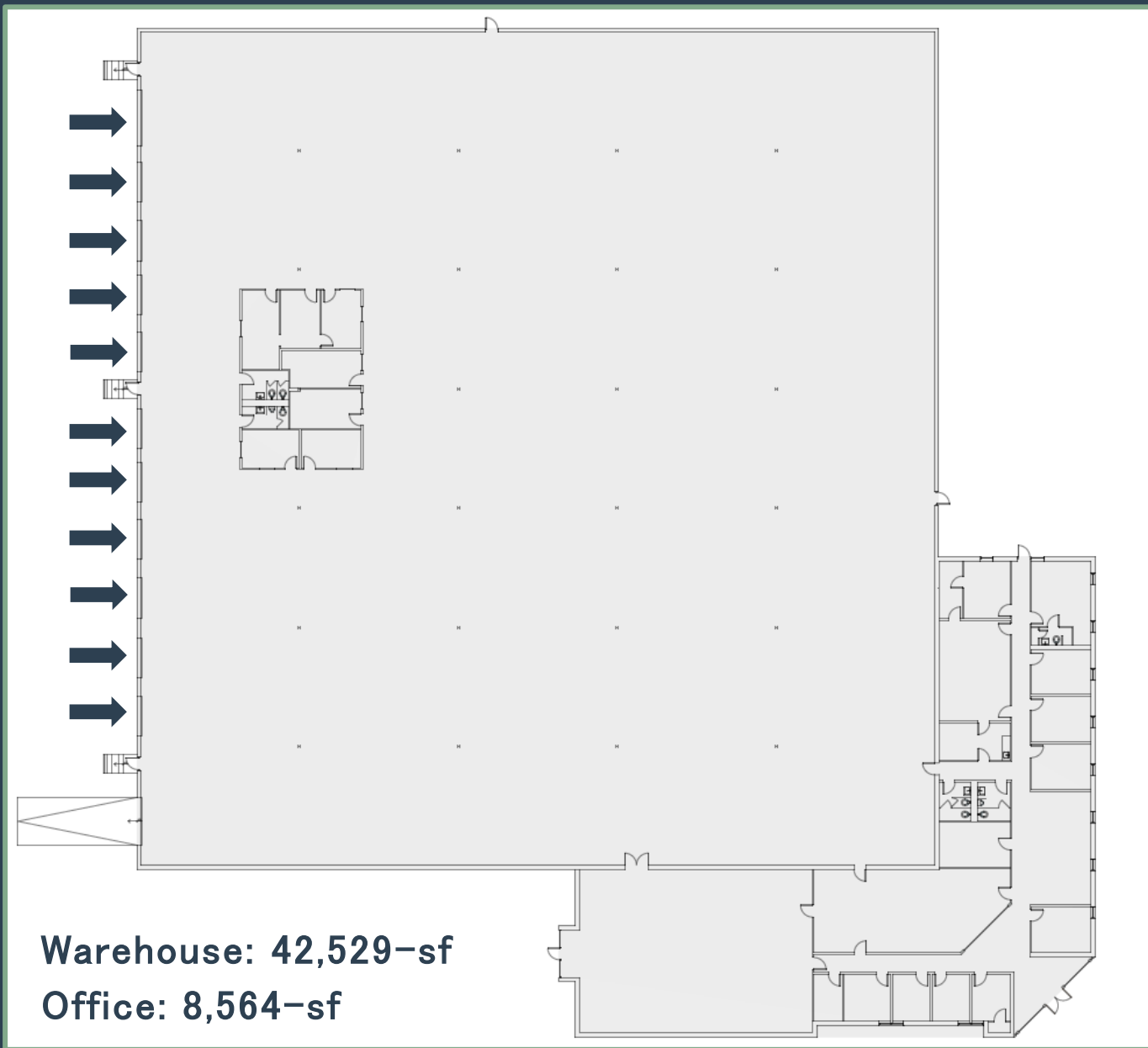
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**POLISHED
CONCRETE FLOOR**

NEW COLUMN PAINTING

NEW WAREHOUSE PAINT

NEW LED LIGHTING



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*Click [HERE](#) for Virtual Tour of Office and Warehouse Space



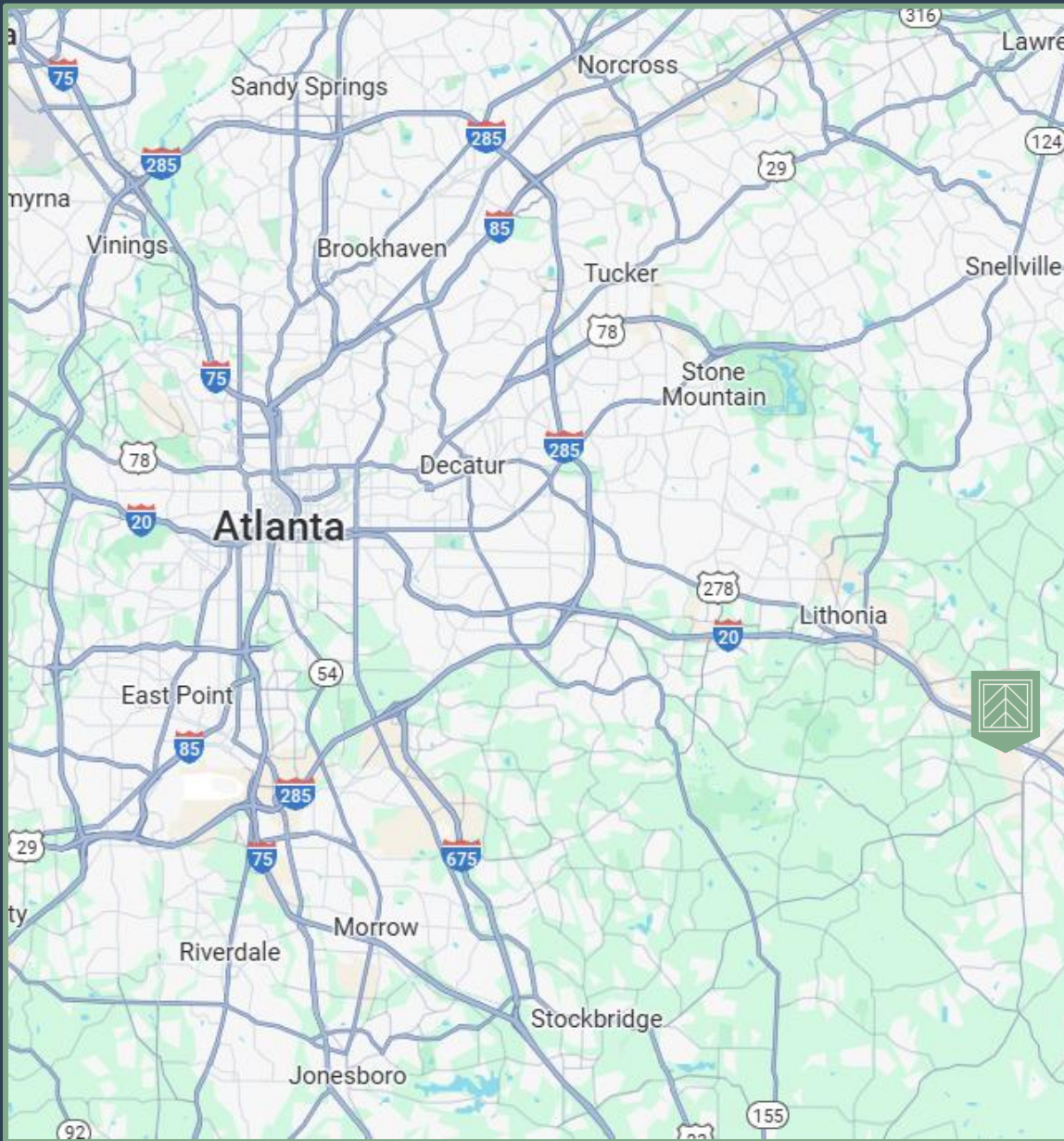
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ROYAL DR



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