



# TWO INDUSTRIAL BUILDINGS FOR LEASE +/-11,290 SF

2506 FLAT SHOALS ROAD SE AND 2485  
IRIS DRIVE SE  
CONYERS, GA 30013

---

**Jeff Hammond, MPA**  
Principle  
210.889.6819  
jhammond@svn.com

# Property Summary



## OFFERING SUMMARY

Available SF:	11,290 SF
Lease Rate:	\$7.00 SF/yr (NN)
Lot Size:	4.4 Acres
2 Buildings Sizes:	2,340 - 9,570 SF
Zoning:	M1
Market:	Atlanta MSA
Submarket:	Conyers

## PROPERTY HIGHLIGHTS

- 2506 Flat Shoals Industrial Building 9,570 SF
- 2485 Iris Drive 2,340 SF
- Zone: M-1
- 4.4 +/- Acreage
- Fenced Storage (Exterior)
- Near I-20
- 429 +/- Road Frontage
- Marquee Sign (Billboard)
- There's also fence signage available.
- Street Lighting
- 1 Exterior Loading Dock
- Utilities Available
- 35 Minutes from Airport
- Plenty of Parking

# Available Spaces



<b>LEASE RATE:</b>	\$7.00 SF/YR	<b>TOTAL SPACE:</b>	2,340 - 9,570 SF
<b>LEASE TYPE:</b>	Double Net	<b>LEASE TERM:</b>	3-5 years

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE	TERM	COMMENTS
2506 Flat Shoals Road SE		\$7.00 SF/yr	Double Net	9,570 SF	3-5 years	
2485 Iris Drive SE		\$7.00 SF/yr	Double Net	2,340 SF	3-5 years	

# Additional Photos

