

1516 Rockbridge Rd

Conyers, GA 30012

Industrial
Investment Opportunity

Offering Memorandum



±4,516 SF Industrial Warehouse on ±2.50 AC

MATTHEWSTM

Exclusively Listed By



Noam Raz

Associate

(404) 905-7270

noam.raz@matthews.com

License No. 447059 (GA)



Thomas Wilkinson

Associate Vice President

(404) 348-4945

Thomas.Wilkinson@matthews.com

License No. 416083 (GA)



Harrison Auerbach

SVP & Director

(404) 445-1092

Harrison.Auerbach@matthews.com

License No. 451527 (GA)

Maxx Bauman

Broker of Record

License No. 451849 (GA)

Firm No. 80041 (GA)

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PROPERTY OVERVIEW

1516 Rockbridge Rd NW
Conyers, GA 30012



INVESTMENT HIGHLIGHTS

1516 Rockbridge Rd NW presents a compelling industrial outdoor storage opportunity situated on approximately 2.5 acres in Conyers, GA, with convenient access to I-20 East. The property benefits from strong road frontage, providing excellent visibility and accessibility for industrial and outdoor storage users.

The site includes a drive-through warehouse with approximately 15' clear height, offering functional covered storage and the ability to accommodate a variety of industrial users. The combination of usable yard area, warehouse space, road frontage, and proximity to I-20 creates flexibility for both an owner-user and an investor looking to capitalize on the continued demand for IOS properties along the I-20 East corridor.

Property Highlights

- Approximately 2.5 acres
- Industrial Outdoor Storage (IOS)
- Excellent road frontage and visibility
- Convenient access to I-20 East
- Drive-through warehouse
- Approximately 15' clear height
- Flexible yard and warehouse functionality
- Strong location within the growing Conyers industrial market



Sigman Rd ± 14,000 VPD

Subject Property

Rockdale Industrial Park

SHEPARD ENTERPRISE
COMMERCIAL EQUIPMENT
1-818-593-5533

UHP
Universal Hydraulic Parts

LR **RFS** **EP**

juno
Headquarters

Conyers Development Site
A major 65-acre land parcel
centered around mixed-use development.

CELLOFOAM
North America Inc.
Headquarters

Biolab
A KIK Custom Products Company

GOLDENTOUCH
ELECTRONIC REPAIRS

FREY-MOSS
S-T-R-U-C-T-U-R-E-S
Construction

Sealy
Furniture Wholesaler

ATLANTA
PALLET RACKING
Material Handling Equipment Supplier

Public Storage

permafloat
Headquarters

pactiv
evergreen
Plastic Fabrication Company

INNOVATIVE
RADIOLOGY

DIVERSiTECH
Electronics Manufacturer

QPC
The Finishing Touch
Manufacturing

LIP
LAKE PARK LOGISTICS
Headquarters

CSX
TRANSPORTATION
CSX Georgia Subdivision Train Line
Handles roughly 15,000 to 30,000 tons of rail
traffic every 24 hours.



± 117,000 VPD

Google Earth

1516 Rockbridge Rd NW
Conyers, GA 30012

±4,516 SF
GLA

±2.50 AC
Lot Size

1984
Year Built

\$2,000,000
List Price

\$800,000
Price Per Acre



Property Overview

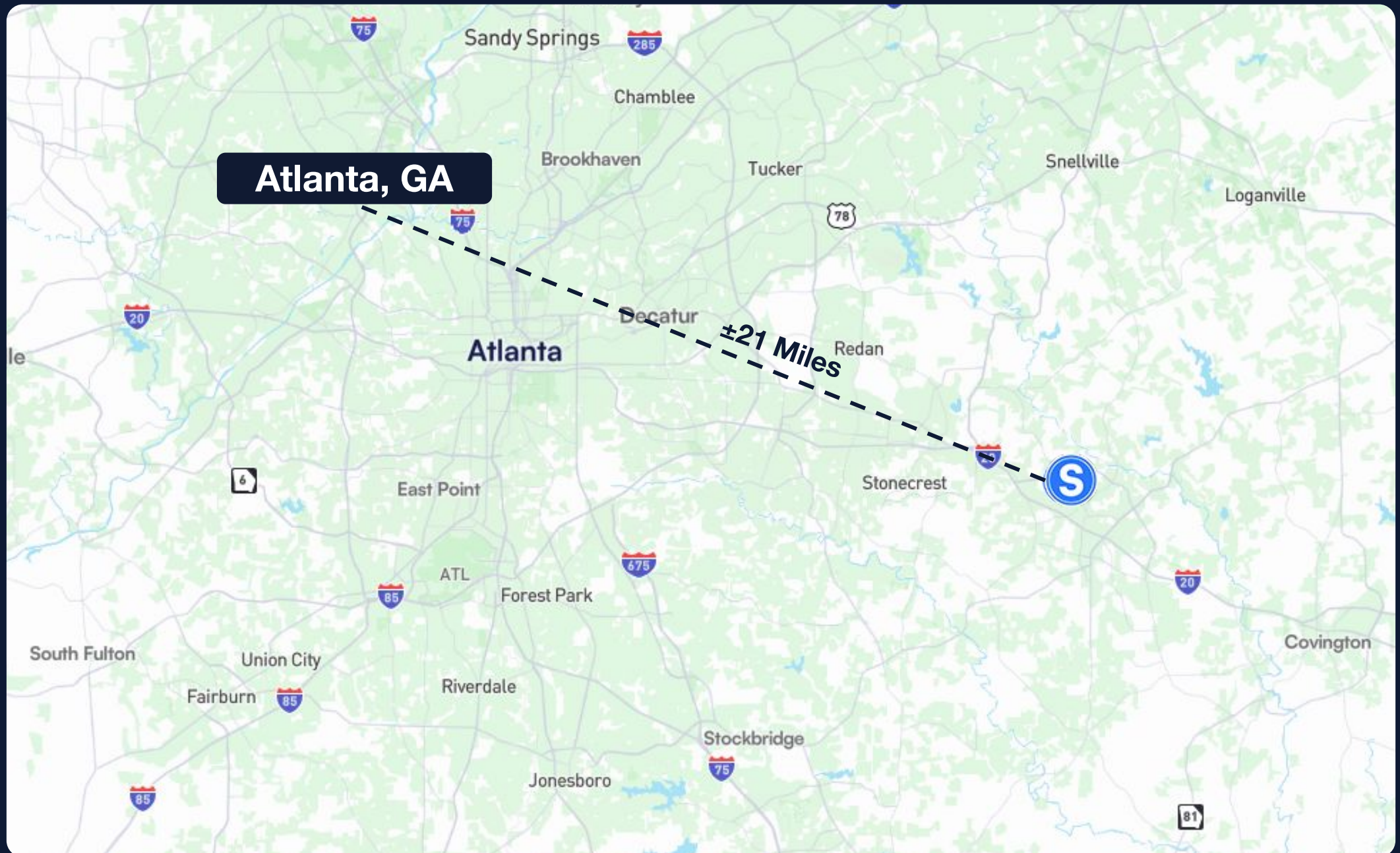
Property Summary

Parcels	041-0-01-015C
MSA	Conyers
Total Building SF	4,516
Acreage	2.50
Lot Square Feet	108,900
Coverage Ratio	4.15%
Zoning	M1 (Light Manufacturing)
County	Rockdale
Year Built	1984
Clear Heights	16'
Construction Type	Metal
Grade-Level Doors	5
Office SF %	~25%



MARKET OVERVIEW

1516 Rockbridge Rd NW
Conyers, GA 30012



Conyers, GA

18,512
Total Population

7,574
of Households

\$102,811
5 Mile Avg. HH Income

4.3%
Retail Vacancy



Local Market Overview

Conyers is an established east Atlanta retail market benefiting from regional access, household growth, and its position within Rockdale County's primary commercial corridor. The city draws from surrounding residential neighborhoods, commuter traffic, and nearby employment centers, supporting daily-needs retail, service users, restaurants, and automotive-oriented businesses. Its location along the I-20 corridor provides direct connectivity to Atlanta while preserving a lower-cost suburban operating environment attractive to both retailers and consumers.

Retail demand in Conyers is supported by a broad local employment base that includes education, healthcare, food distribution, advanced manufacturing, public administration, and logistics. The area also benefits from Olde Town Conyers, the Georgia International Horse Park, and regional film activity, which contribute to visitation and local spending. With household incomes, commuter flows, and commercial redevelopment initiatives reinforcing the trade area, Conyers offers retailers a practical suburban platform with visibility, access, and proximity to one of the Southeast's largest metropolitan economies.

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	5,606	34,252	79,123
Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	2,029	12,582	29,597
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$80,019	\$95,727	\$99,235

Atlanta, GA

Atlanta remains one of the nation's premier industrial and logistics markets, supported by extensive transportation infrastructure, strong population growth, and strategic Southeast connectivity. Anchored by Hartsfield-Jackson International Airport (ATL), major interstate access, and proximity to the Port of Savannah, the

metro continues attracting significant warehouse, distribution, manufacturing, and e-commerce demand. Continued institutional investment and large-scale development activity reinforce Atlanta's position as a leading national distribution hub.

7th Largest U.S. Metro

6.44M+ Total Population

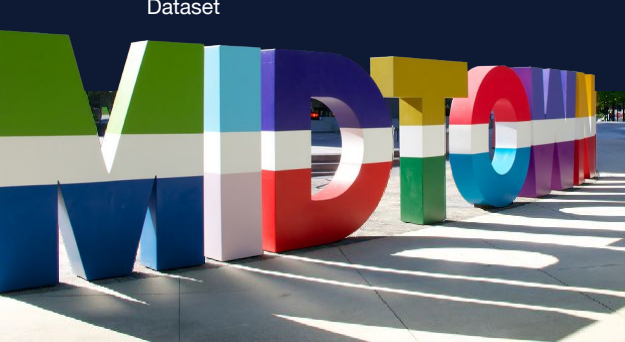
#1 Busiest Airport in the World

100M+ Annual Air Passengers at ATL

80% of U.S. Population Reached

in 2 Hour Flight, 2 Day Drive

Source: U.S. Census Bureau, Georgia Department of Economic Development, Hartsfield-Jackson Atlanta International Airport | 2025 Dataset



Demand Drivers & Major Tenants

Atlanta's industrial demand is driven by an unmatched combination of logistics infrastructure, dual-carrier rail connectivity, and sustained population

growth. Together these forces support consistent absorption across warehouse, manufacturing, and last-mile distribution product types throughout the metro.

Logistics Infrastructure

100,000,000+

Hartsfield-Jackson Annual Passengers

- Direct access to I-75, I-85, I-20, & I-285
- Port of Savannah handled 5.7M container units in 2025, supporting Atlanta's inland distribution network

Rail & Freight Connectivity

231,000,000+

Tons of Freight Moved Annually

- Served by CSX and Norfolk Southern, supporting Atlanta's major intermodal freight movement

Industrial Demand

3,100,000+ SF

Q4 2025 Net Absorption

- 65K+ residents added annually, supporting demand for e-commerce & last-mile distribution

ATL Industrial Tenants

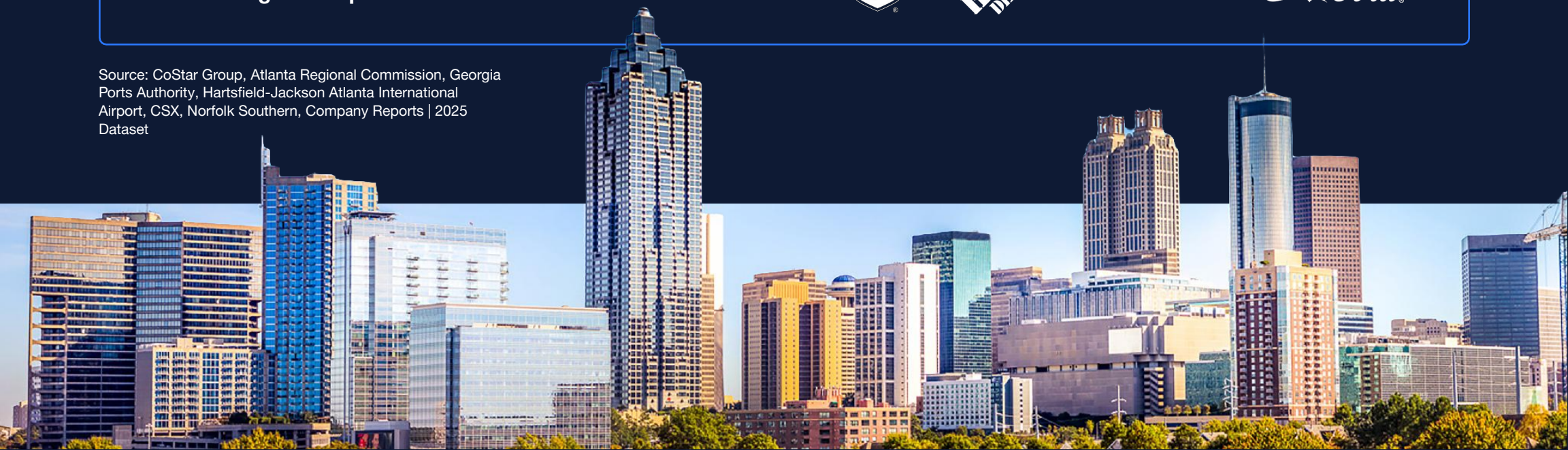
National Logistics Operators



Walmart



Source: CoStar Group, Atlanta Regional Commission, Georgia Ports Authority, Hartsfield-Jackson Atlanta International Airport, CSX, Norfolk Southern, Company Reports | 2025 Dataset



Atlanta Industrial Performance

873M+

Total
Inventory

\$128

Sale Price Per
Square Foot

8.5%

Vacancy Rate

\$10.09

Asking Rent Per
Square Foot

6.5%

Market Cap Rate

23.4M+

SF Under
Construction

Atlanta serves as one of the Southeast's most important logistics and distribution hubs, supported by extensive interstate connectivity, global air cargo infrastructure, and access to major population centers throughout the region. The metro's strategic location, diversified economy, and expanding consumer base continue attracting significant warehouse, manufacturing, fulfillment, and supply chain activity across multiple industrial corridors.

Source: CoStar Group | 2025 Dataset



Submarket Strength



Air Cargo & Last-Mile

South Atlanta & Airport Corridor

East Point · Union City · South Fulton

- Major last-mile and logistics hub along I-75, I-85 & I-285
- Strong concentration of warehouse and air cargo facilities

100M+

Passengers at
ATL Annually



Big Box Distribution

Northeast Atlanta & I-85 Corridor

Gwinnett · Buford · Braselton

- One of Atlanta's fastest-growing big-box distribution corridors
- Strong fulfillment & logistics demand along I-85

1M+

Residents in
Gwinnett County



Manufacturing & Distribution

Northwest Atlanta

Cobb County · Kennesaw · Acworth

- Major manufacturing & distribution corridor along I-75
- Strong industrial demand driven by labor access & regional connectivity

780K+

Residents in
Cobb County



Bulk Warehouse

I-20 West Corridor

Lithia Springs · Douglasville · Villa Rica

- Lower land costs continue attracting large-scale industrial development
- Direct I-20 connectivity supports regional & national distribution operations

500K+

Square Feet of
Logistics Facilities

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Associate Vice President

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1516 Rockbridge Rd NW, Conyers, GA, 30012 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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