

± 2,000 - 8,000 SF WAREHOUSE SPACE FOR LEASE

1500 Farmer Road, Conyers, GA 30012

**UP TO 50% OFF YEAR 1 RENT
FOR QUALIFIED TENANTS**



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OVERVIEW

1500 Farmer Rd, Conyers, GA 30012

A multi-tenant light industrial park along Farmer Road NW in Conyers, serving a tenant base of contractors, service operators, fabricators, and small-bay distribution users. The park is configured for tenants needing right-sized office and warehouse space with small-suite flexibility.

Site Highlights

- **Total Building Size:** ±72,764 SF across 17 suites
- **Suite Mix:** Multi-tenant — office + warehouse configurations
- **Typical Suite Size:** 2,400 – 6,400 SF
- **Frontage:** Farmer Road NW
- **Access:** Direct connection to I-20 East
- **County:** Rockdale County, GA

Current Availability — ±19,800 SF across 6 suites

- **Suite A1:** ±2,996 SF (1,379 SF office / 1,617 SF warehouse)
- **Suite C1:** ±2,946 SF (450 SF office / 2,496 SF warehouse)
- **Suite C2:** ±4,150 SF (1,400 SF office / 2,750 SF warehouse)
- **Suite F2:** ±3,150 SF (488 SF office / 2,662 SF warehouse)
- **Suite F3:** ±3,150 SF (268 SF office / 2,882 SF warehouse)
- **Suite F4:** ±3,150 SF (976 SF office / 2,174 SF warehouse)
- **Suite G3:** ±3,680 SF (676 SF office / 3,004 SF warehouse)
- **Suite G4:** ±3,680 SF (268 SF office / 3,412 SF warehouse)
- **Contiguous Options:** F2 + F3 + F4 combinable to ±9,450 SF; G3 + G4 combinable to ±7,360 SF.



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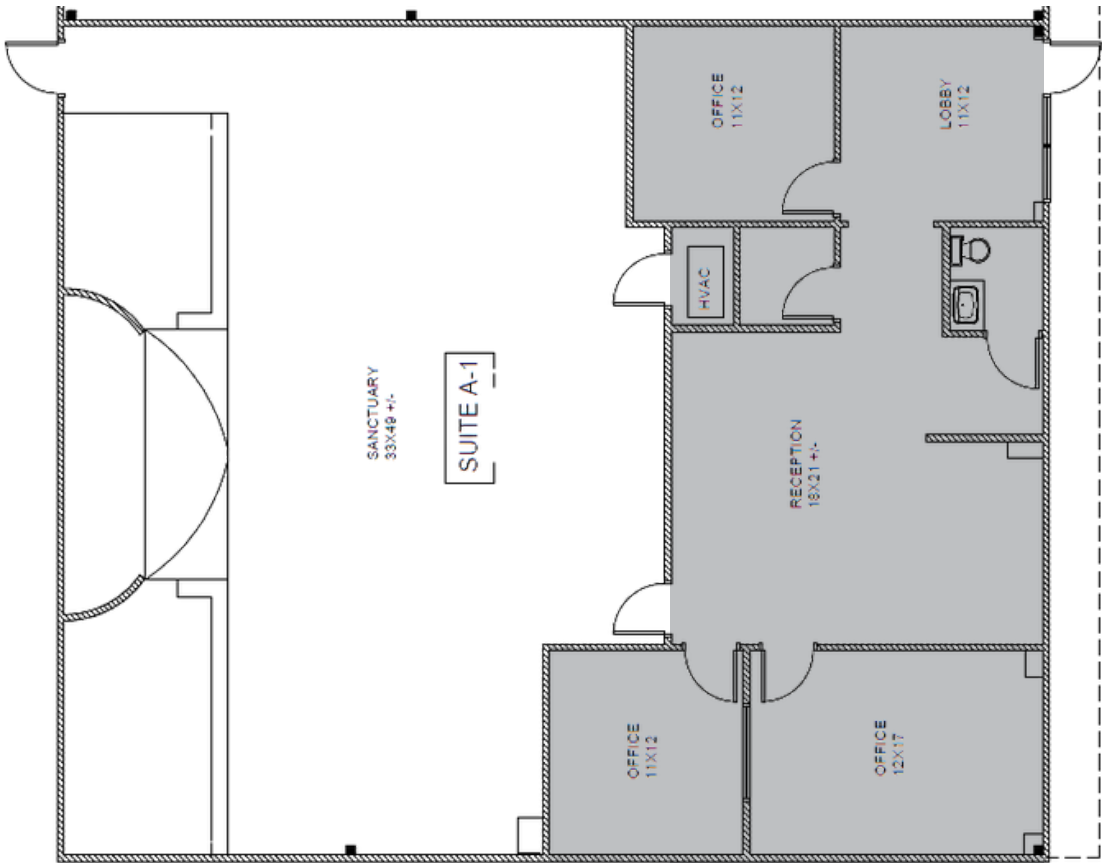
SUITE A-1

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,996

Warehouse SF ± 1,617 | Office SF ± 1,379

WAREHOUSE SF	OFFICE SF	CLEAR HEIGHT	ZONING
1,617	1,379	16'	M1 - Light Industrial



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SUITE C-1

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 2,946

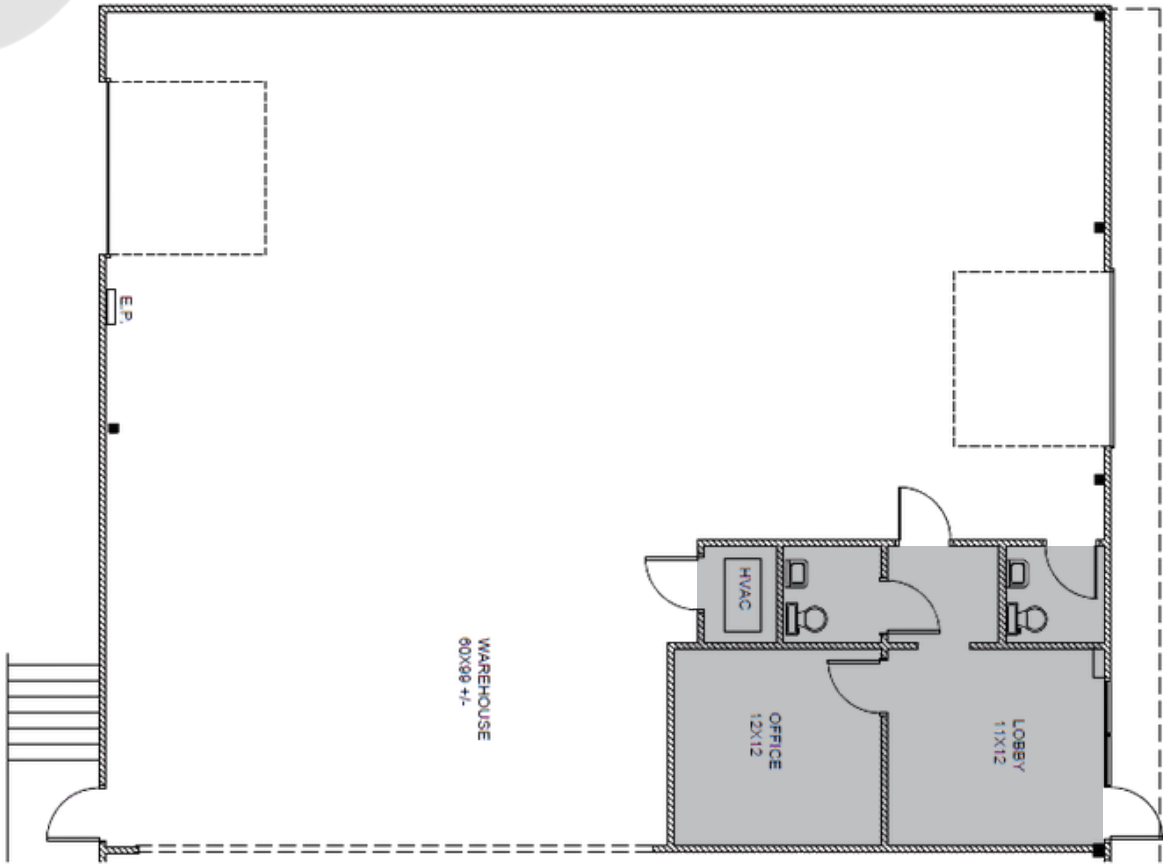
Warehouse SF ± 2,496 | Office SF ± 450

WAREHOUSE SF
2,496

OFFICE SF
450

CLEAR HEIGHT
16'

ZONING
M1 - Light Industrial



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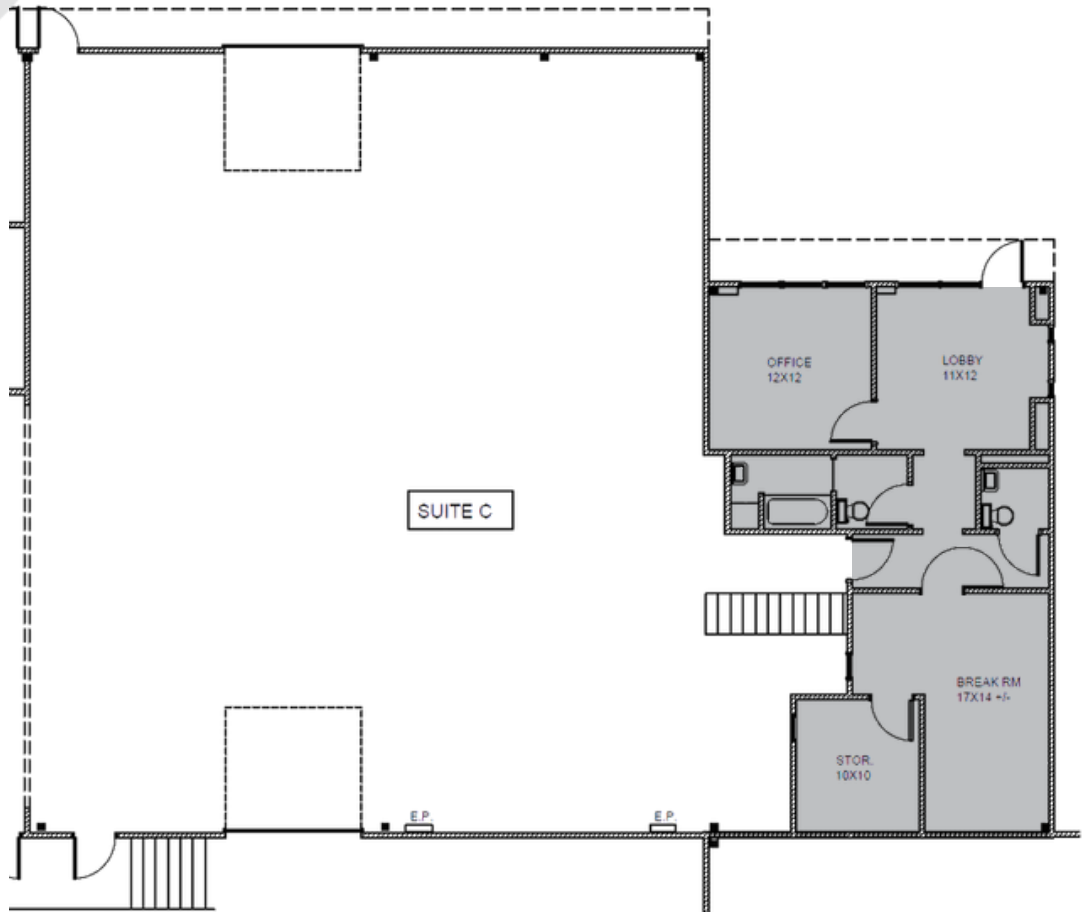
SUITE C-2

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 4,150

Warehouse SF ± 2,750 | Office SF ± 1,400

WAREHOUSE SF	OFFICE SF	CLEAR HEIGHT	ZONING
2,750	1,400	16'	M1 - Light Industrial



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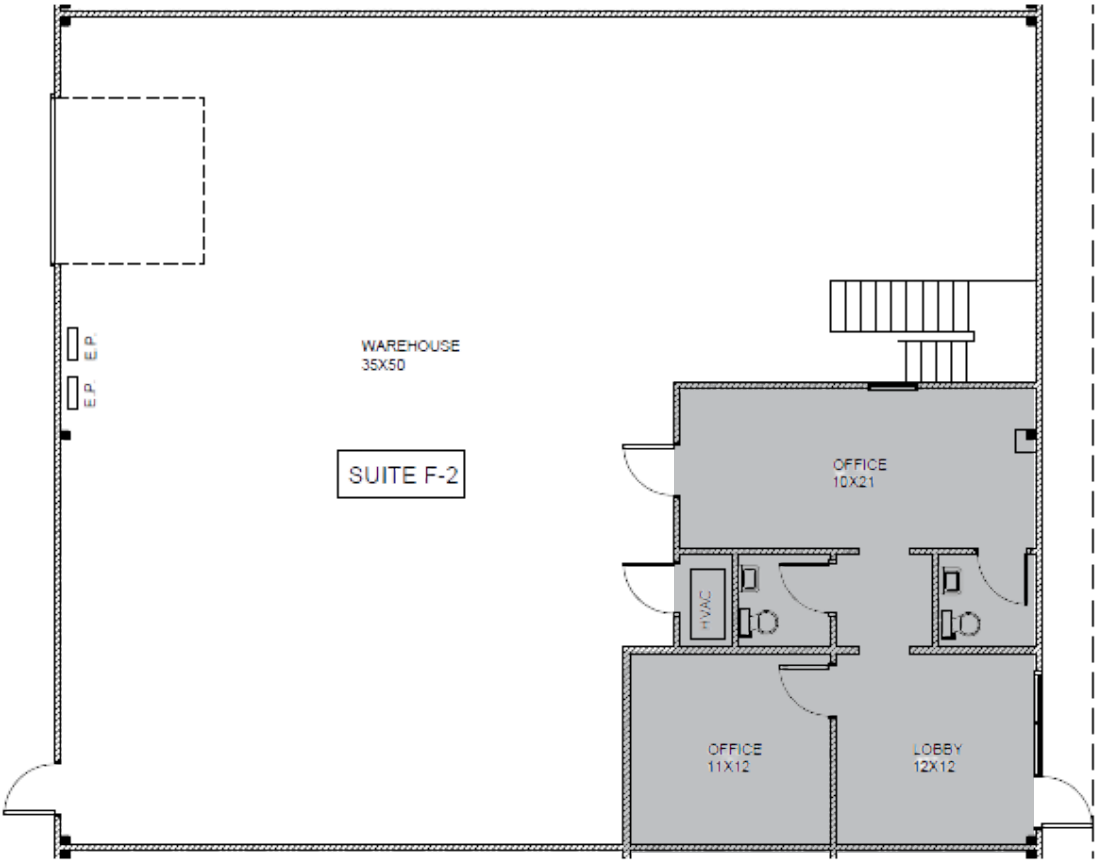
SUITE F-2

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,150

Warehouse SF ± 2,662 | Office SF ± 488

WAREHOUSE SF	OFFICE SF	CLEAR HEIGHT	ZONING
2,662	488	16'	M1 - Light Industrial



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SUITE F-3

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,150

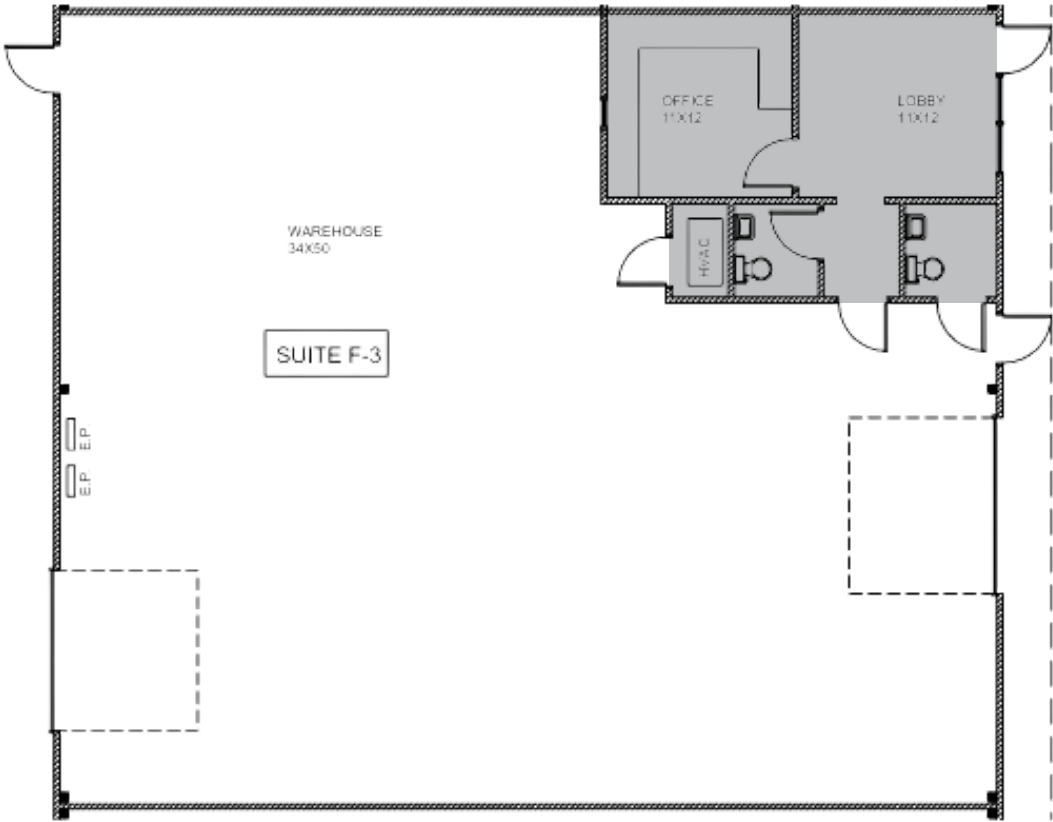
Warehouse SF ± 2,882 | Office SF ± 268

WAREHOUSE SF
2,882

OFFICE SF
268

CLEAR HEIGHT
16'

ZONING
M1 - Light Industrial



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SUITE F-4

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TOTAL SUITE SF ± 3,150

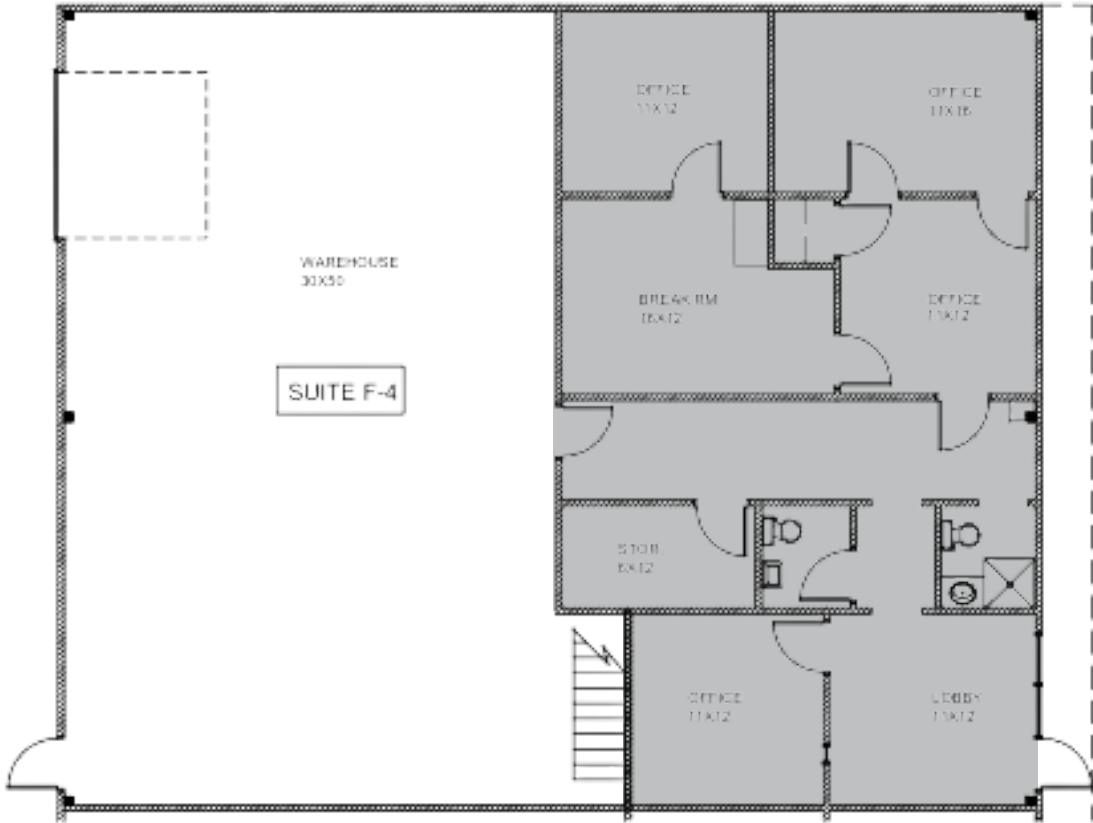
Warehouse SF ± 2,174 | Office SF ± 976

WAREHOUSE SF
2,174

OFFICE SF
976

CLEAR HEIGHT
16'

ZONING
M1 - Light Industrial



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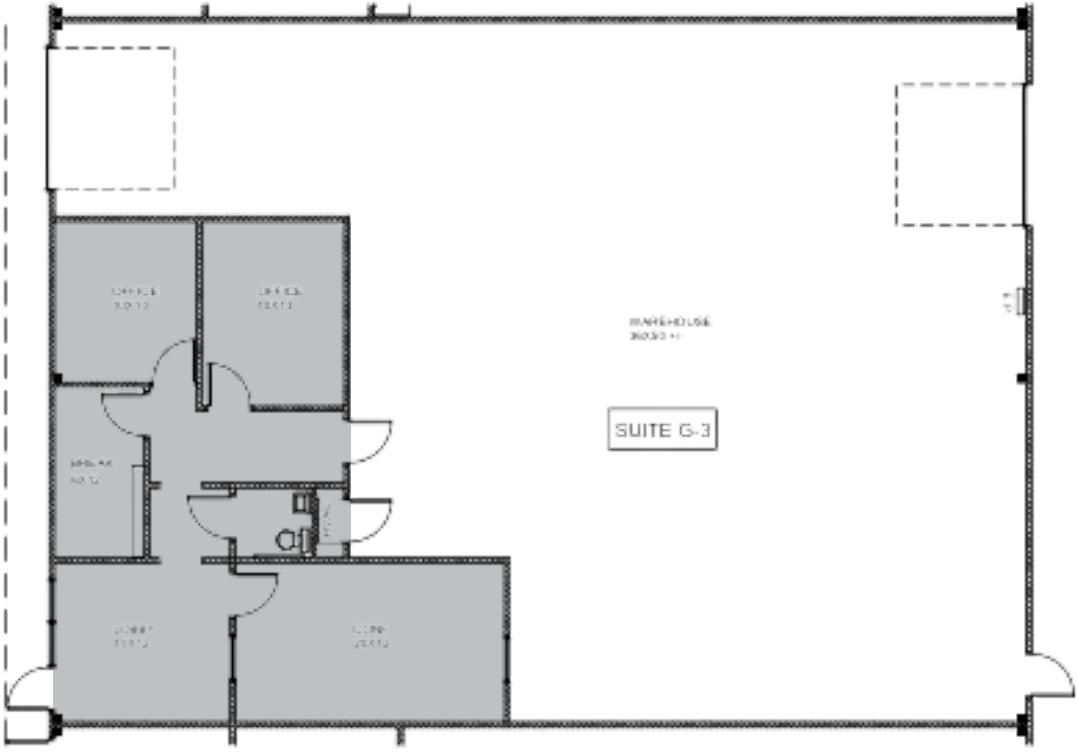
SUITE G-3

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,150

Warehouse SF ± 1,936 | Office SF ± 1,214

WAREHOUSE SF	OFFICE SF	CLEAR HEIGHT	ZONING
1,936	1,214	16'	M1 - Light Industrial



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SUITE G-4

1500 Farmer Rd, Conyers, GA 30012

TOTAL SUITE SF ± 3,680

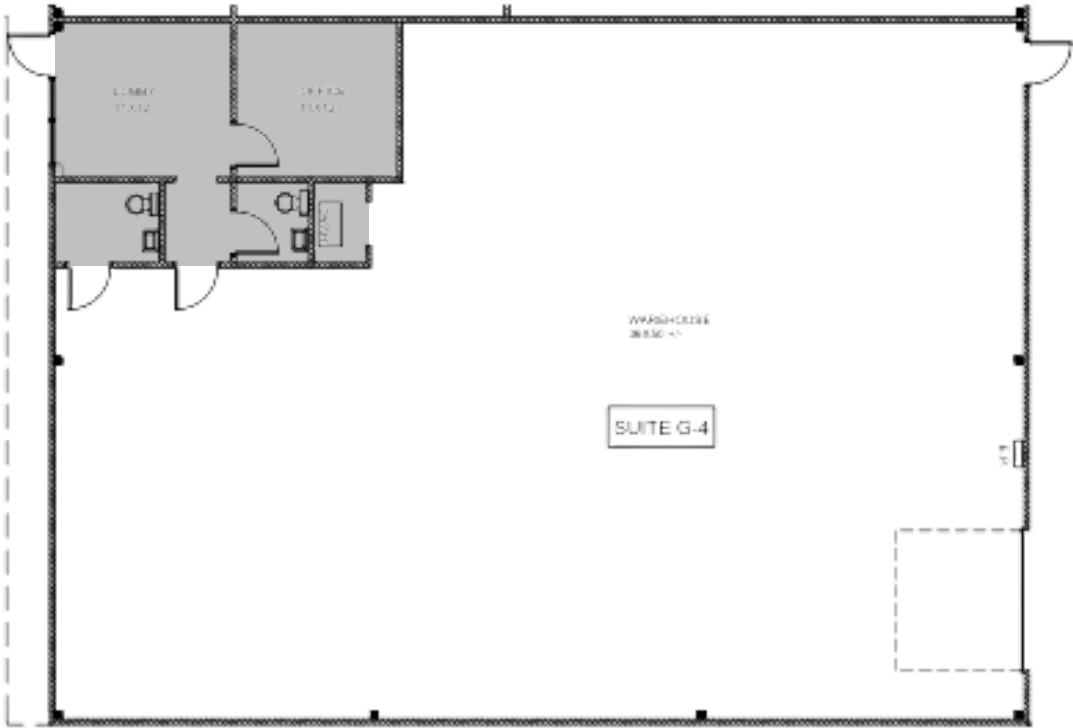
Warehouse SF ± 3,412 | Office SF ± 1,400

WAREHOUSE SF
3,412

OFFICE SF
268

CLEAR HEIGHT
16'

ZONING
M1 - Light Industrial



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PROPERTY LOGISTICS

1400 General Arts Road, Conyers, GA

SOUTHEAST REGIONAL ACCESS

LOCATION	DISTANCE
Interstate 20	1 mile
Interstate 85	7.7 miles
Interstate 285	13 miles
Interstate 675	18.6 miles
Interstate 85	21.8 miles
Downtown Atlanta	22.8 miles
Hartsfield-Jackson	24.4 miles

