

TRANSPORT CITY

4215 Thurman Road, Conley, GA

Available for Lease





Ownership underway on extensive improvements to include:

- New LED warehouse lighting**
- New overhead roll-up doors**
- Installation of oil/water separator**
- Interior slab repair and leveling**
- Replacement of exterior windows**

Transport City is a unique Industrial Outdoor Storage (IOS) asset due to the scale and quality of the property. 4215 Thurman Rd can provide full-service solutions to a variety of users with trailer/truck parking, service/maintenance, and equipment/material storage needs. Given the premier location along Trucker's Alley, users will have direct access to each of Metro Atlanta's major interstates.

Gross AC	20 AC
Usable AC	14.5 AC
Square Footage	33,028 SF
Service Facility	4 Drive-In, Drive-Through Service Bays 1 Drive-In, Drive Through Wash Bay
Paving	Mix of Concrete & Asphalt
Year Built	1977
Loading	2 Oversized Drive-In Doors into showroom area
Clear Height	22'
Security	Fully Fenced, Gated, Lit & Paved

4215 Thurman Rd

- 33,028 SF Service Facility with Office/Showroom Area
- 5 Drive-In, Drive Thru Service Bays

Fully Fenced,
Gated, and Lit

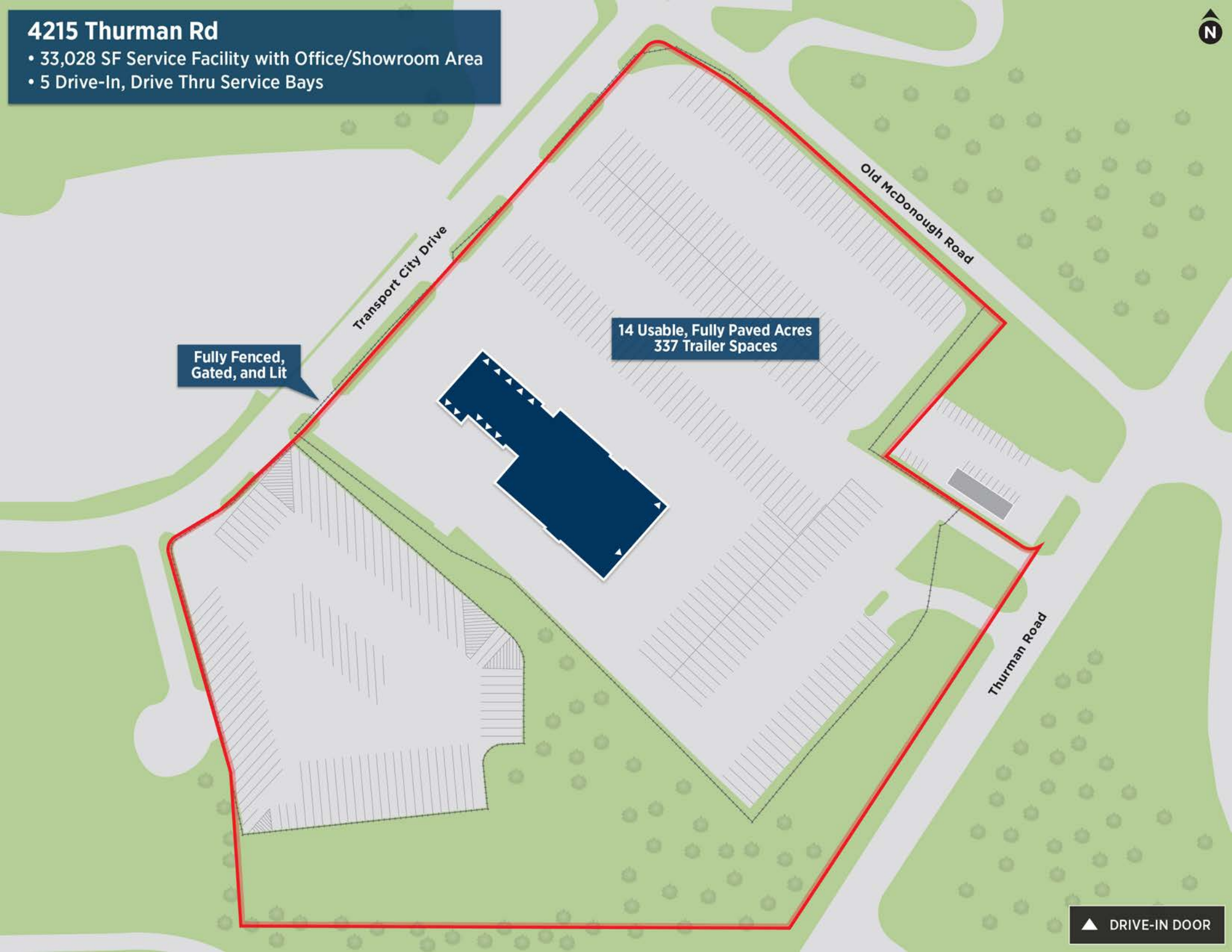
14 Usable, Fully Paved Acres
337 Trailer Spaces

Transport City Drive

Old McDonough Road

Thurman Road

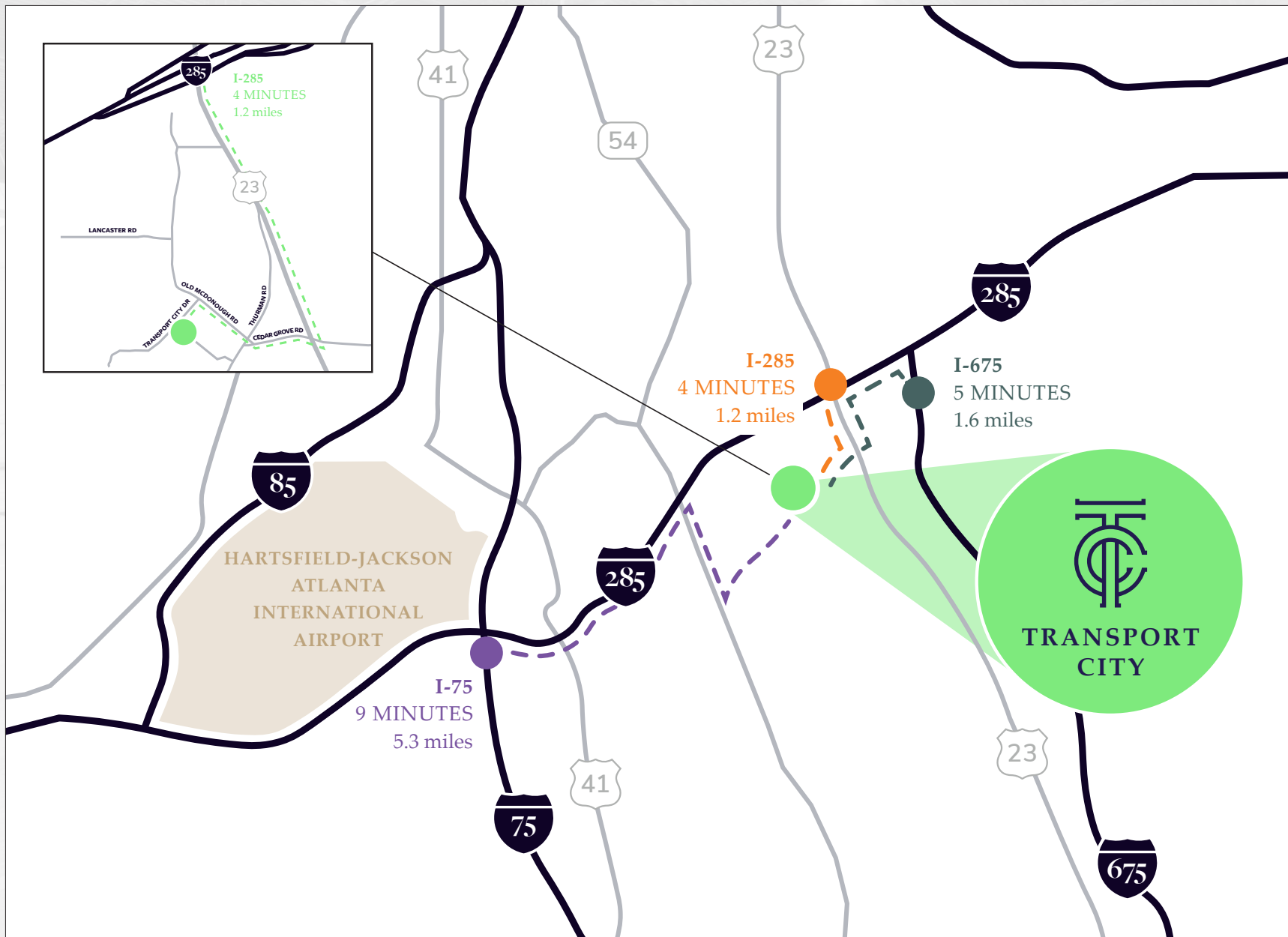
▲ DRIVE-IN DOOR







Premier Proximity





Atlanta's "Trucker's Alley"



Drive Time Maps

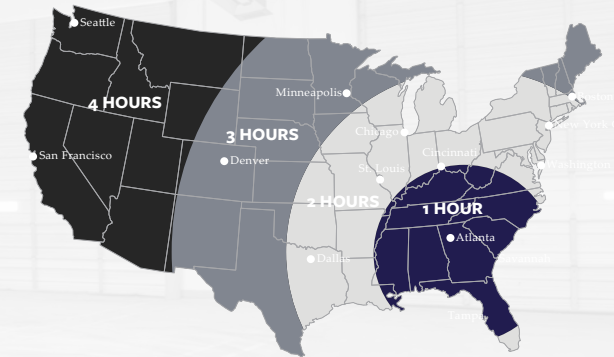
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Interstate 285	1.2 Miles
Interstate 75	4.9 Miles
Hartsfield Jackson International Airport	6.5 Miles
I-20 Access	6.6 Miles
I-85 Access	8.1 Miles

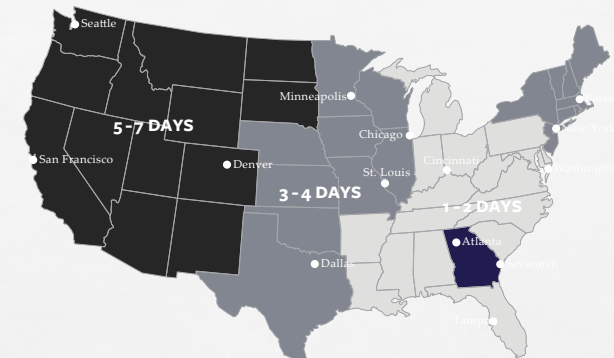
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	242 Miles
Port of Brunswick	305 Miles
Port of Charleston	306 Miles
Port of Pensacola	324 Miles
Port of Jacksonville	341 Miles



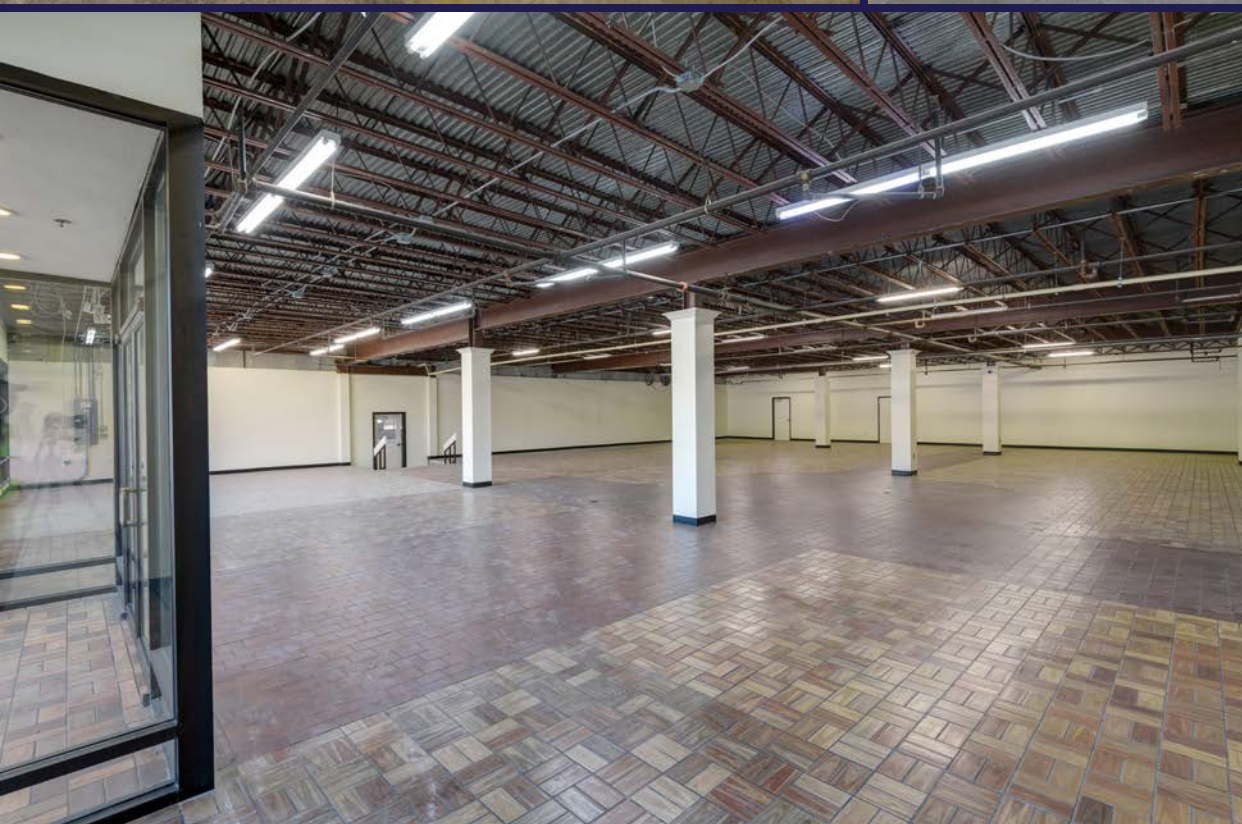
TRUCK TRANSIT TIMES
FROM GEORGIA



AIR TRANSIT TIMES
FROM GEORGIA



RAIL TRANSIT TIMES
FROM GEORGIA



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