

STATE-OF-THE-ART, LAST MILE INDUSTRIAL PARK  
ADJACENT TO ATLANTA AIRPORT AT I-285 & CONLEY RD



**150,000 SF BTS AVAILABLE IN CLAYTON COUNTY**

## Building 200

Gilbert Road Atlanta, GA 30354

CABOT |

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150,000 SF BTS AVAILABLE IN CLAYTON COUNTY

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## Park Overview

**BUILDING 200**  
150,000 SF Available  
for BTS

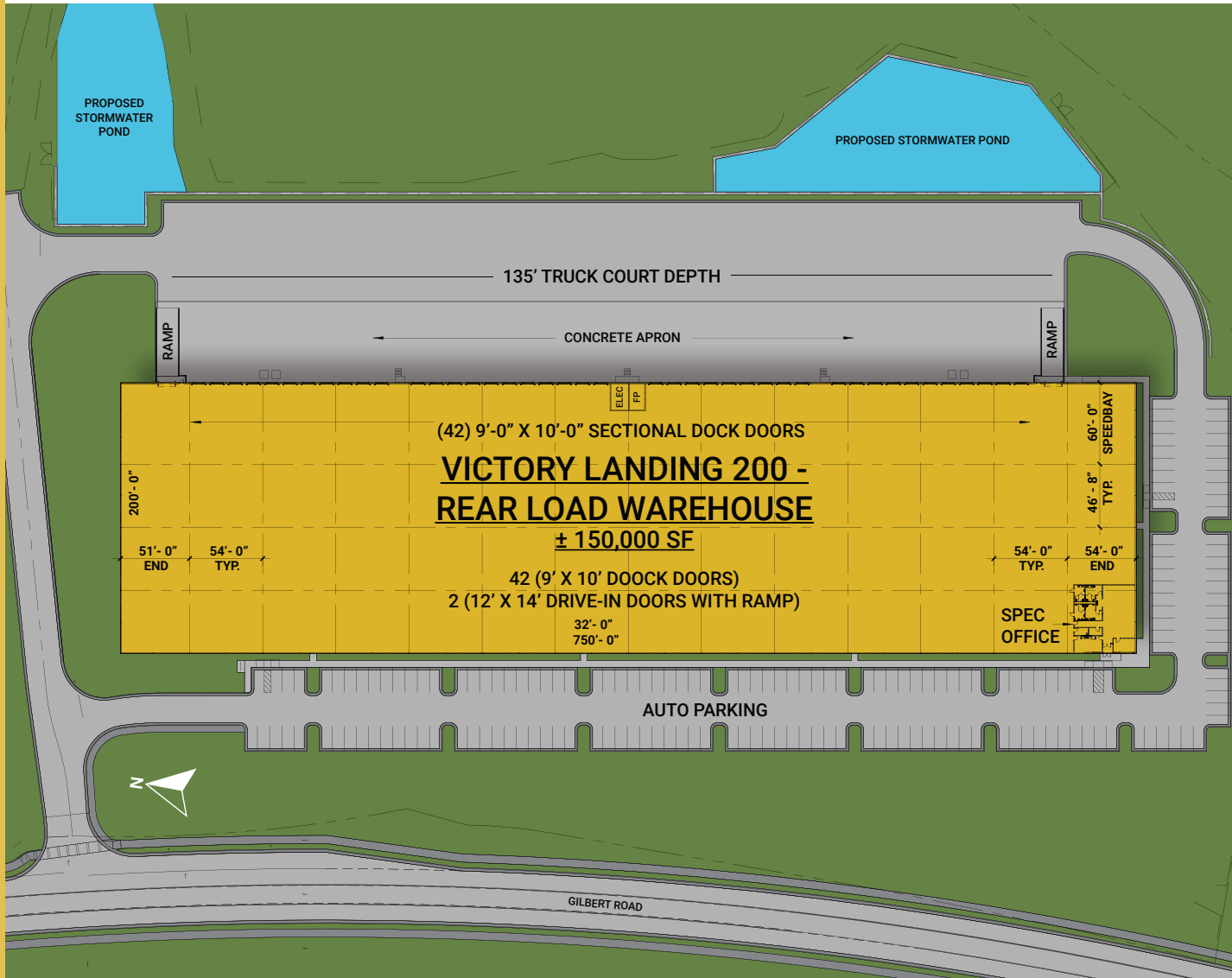
**±49.7 Acres**  
Development

**32'**  
Clear Heights



# Building 200

BUILD TO SUIT OPPORTUNITY



## Proposed Property Features

### BUILDING 200 | BUILD TO SUIT

Total Building Size	150,000 SF
Total Space Available	150,000 SF BTS
Office Space	±2,774 SF
Building Dimensions	240' x 610'
Clear Height	32'
Dock High Doors	42 with 20 full dock packages including 40,000 lb levelers
Drive-in Doors	2
Truck Court Depth	135'
Auto Parking	178
Column Spacing	54' x 47' with 60' Speed bay
Configuration	Rear Loaded
Lighting	Interior LED lighting at 25 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000 amps
Timeline	9-10 months from permitting

# Building 200

3996 Gilbert Road Atlanta, GA 30354



## Location Overview



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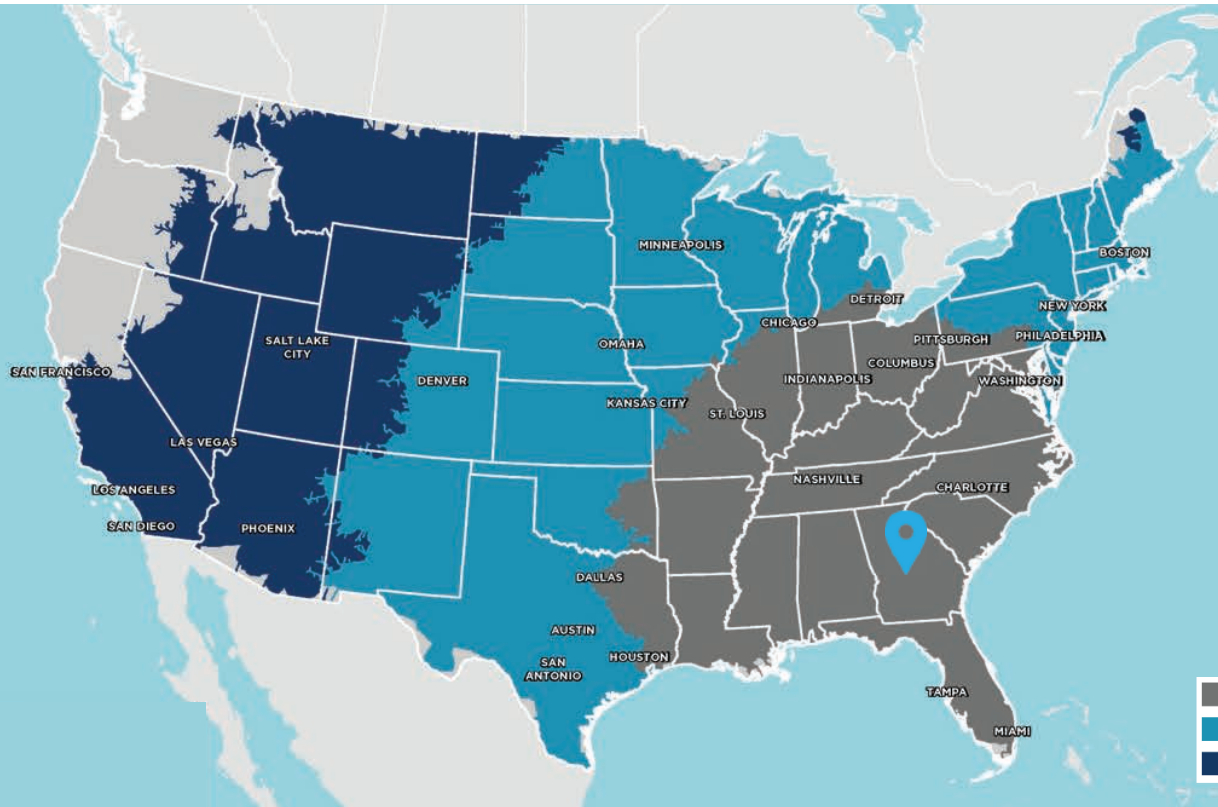


## Industrial Neighbors



# Building 200

3996 Gilbert Road Atlanta, GA 30354



Prime opportunity for last mile, eCommerce, 3PL, and food & beverage users with immediate access to Atlanta International Airport and full I-285 and I-75 interchanges.

<b>1.2 Miles</b> to I-285	<b>2 Miles</b> to Atlanta Int'l Airport
<b>1.5 Miles</b> to I-75	<b>10 Miles</b> to CSX Intermodal

**14.5 Miles**  
to Norfolk Southern Intermodal

**300 Miles**  
to Port of Charleston

**242 Miles**  
to Port of Savannah

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## LOCATION HIGHLIGHTS

- True infill location, located inside I-285
- 3 miles from Hartsfield-Jackson Atlanta International Airport
- 0.3 miles from the improved 4-lane Conley Road

