

AVAILABLE FOR
LEASE

±10,250 SF ON ±4.6 AC

INDUSTRIAL OUTDOOR STORAGE & MAINTENANCE / SERVICE FACILITY



**4490 Bowman
Industrial Ct**
Conley, GA 30288

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Elmwood
& Company

ZENITH
Industrial Outdoor Storage

SITE PLAN WITH LANDLORD IMPROVEMENTS

PROPERTY DETAILS

ADDRESS	4490 Bowman Industrial Court
CITY, STATE, ZIP	Conley, GA 30288
COUNTY	DeKalb (Parcel ID: 15 014 01 010)
SUBMARKET	South Atlanta / Airport
ZONING	M - Industrial
AVAILABILITY	Immediate
LEASE TYPE	NNN - OPEX \$5.27/SF/Year (estimate)
BUILDING TYPE	Truck/Trailer Repair Facility
BUILDING SIZE	±10,250 Square Feet
LOT SIZE	±4.6 Acres
CLEAR HEIGHT	22 Feet
TRUCK BAY DEPTH	70 Feet (Fit Full Size Trailer)
DOORS	12 Drive-Ins (14' w x 16' h)
POWER	3 Phase, 4-Wire, 200 Amp
YARD	Stabilized (Gravel/Rock)
SECURITY	Exterior Fencing + Heavy Duty Barbed Wire
LIGHTING	Exterior LED Lighting
LEASE RATE	Upon Request



RENOVATIONS RECENTLY COMPLETED

4490 BOWMAN
IOS & SERVICE FACILITY

Elmwood
& Company **ZENITH**
Industrial Outdoor Storage

TRUCK ENTRY RECONSTRUCTED WITH REINFORCED CONCRETE DESIGNED FOR HEAVY TRUCK TRAFFIC

FENCE REPAIRED

GATE REPAIRED

ALL OVERHEAD DOORS SERVICED

FENCE REPAIRED

NEW EXTERIOR LIGHTING

YARD REGRADED & GRAVEL STABILIZED

NEW EXTERIOR LIGHTING

EXTERIOR & SITE IMPROVEMENTS

- EXTERIOR CINDER BLOCK AND ENTRY DOORS PAINTED
- NEW EXTERIOR LIGHTING AND ELECTRICAL UPGRADES
- DRYWALL REPAIRED THROUGHOUT
- DEBRIS REMOVED
- PARKING PAD REPAIRED WITH NEW GRAVEL

OFFICES & INTERIOR

- NEW FLOORING, FRESH PAINT, CEILING TILES & BASEBOARDS
- FULL HVAC REPLACEMENT (4-TON) + WINDOW UNITS
- NEW KITCHENETTE CABINETS, COUNTERTOP, AND SINK
- ALL RESTROOMS RENOVATED WITH NEW FIXTURES
- NEW WATER HEATERS AND WATER FOUNTAIN

SHOP / WAREHOUSE

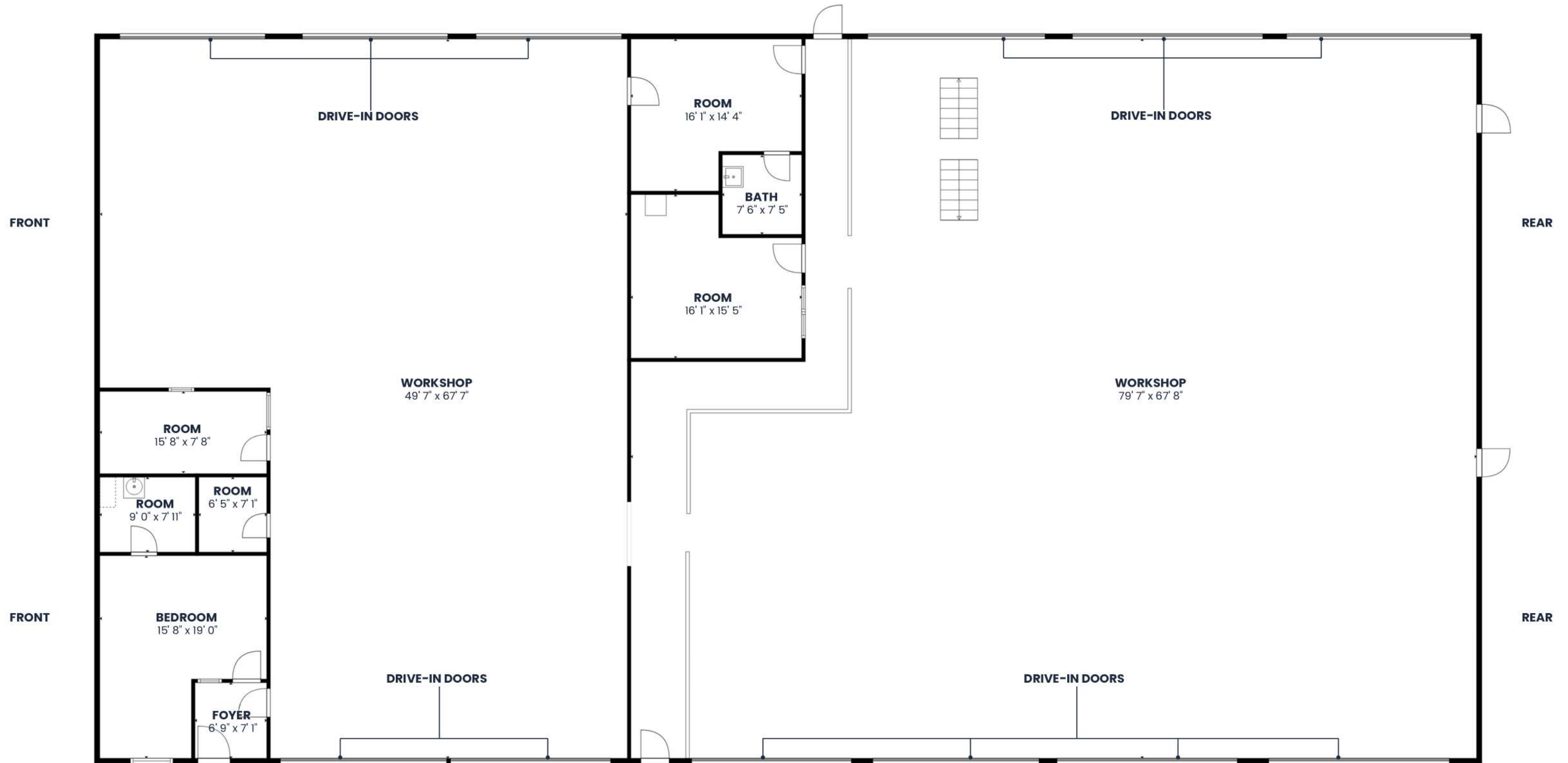
- FULLY PRESSURE WASHED AND DEEP CLEANED
- ALL GAS UNIT HEATERS INSPECTED AND SERVICED
- NEW INSULATION THROUGHOUT SHOP
- NEW FIRE EXTINGUISHERS WITH PROPER MOUNTING
- SAFETY RAILINGS REPAIRED AND REPAINTED
- SKYLIGHT PANELS CLEANED FOR NATURAL LIGHT

FLOOR PLAN

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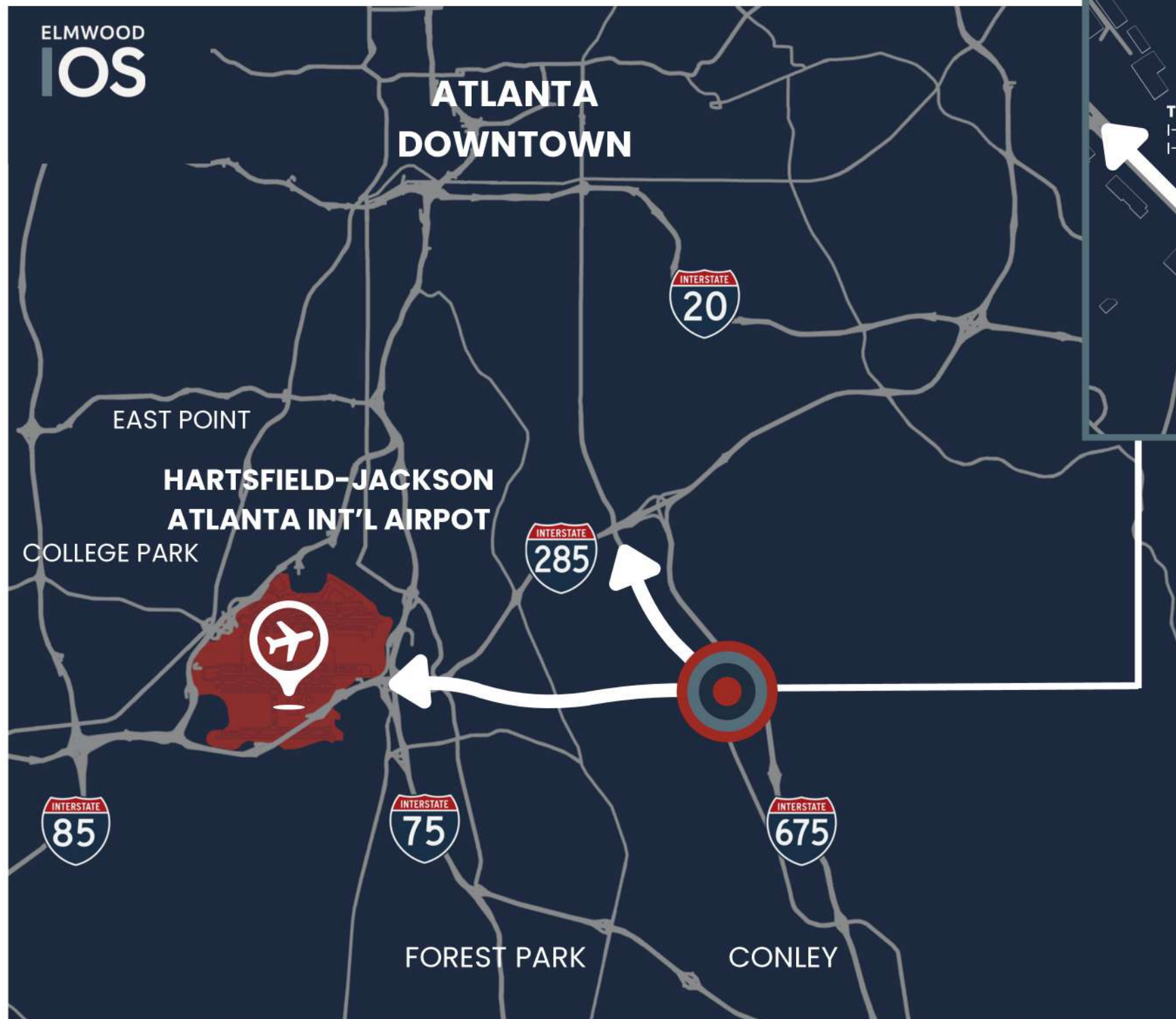
LOCATION OVERVIEW



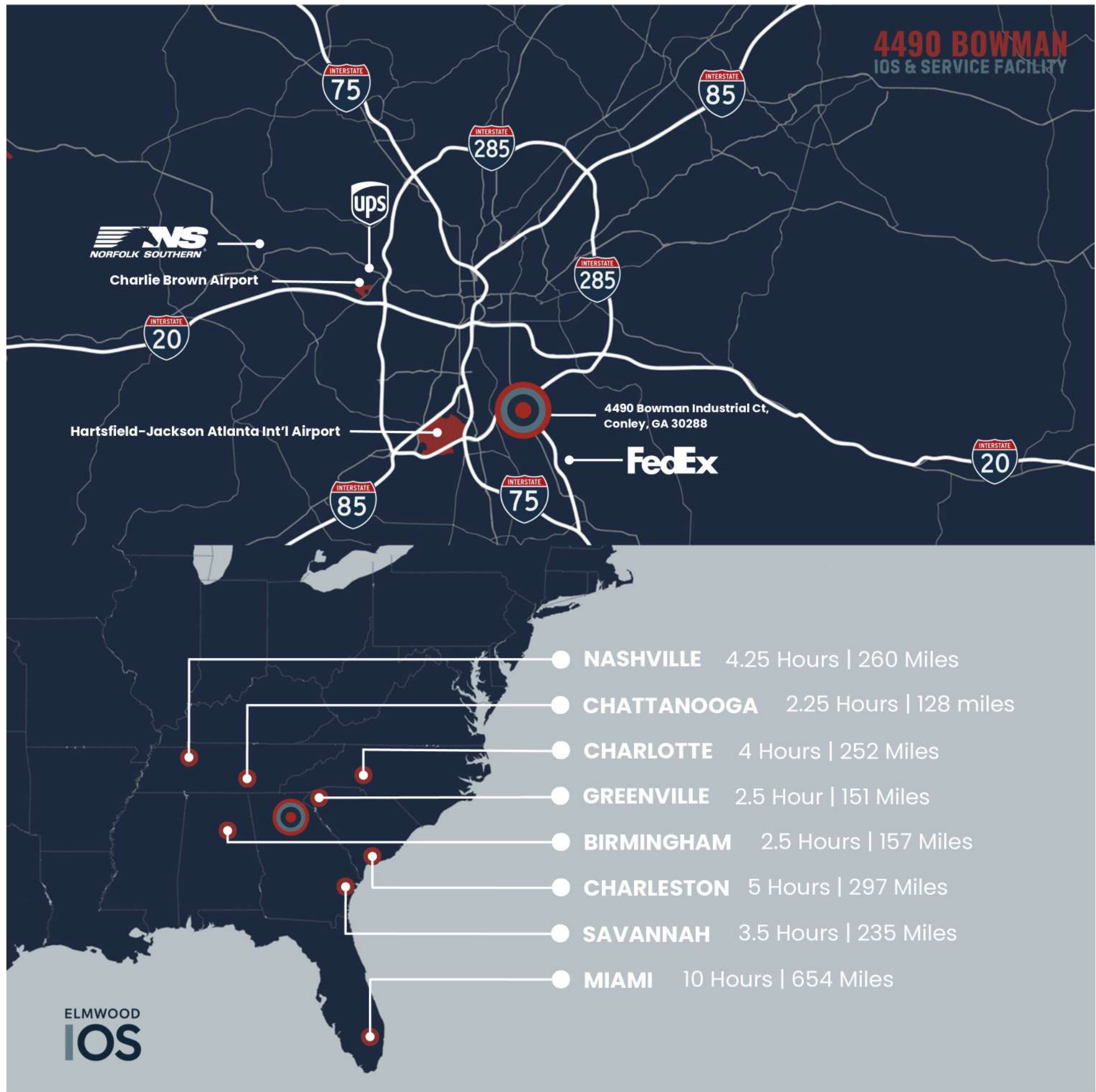
4490 Bowman Industrial Ct

IMMEDIATE ACCESS

Highway and Airport **Connectivity**



- World's busiest airport (21 consecutive years)
- 108 million annual passengers (2024)
- Top airport for domestic connectivity
- Largest airline hub for Delta Air Lines
- Within a two-hour flight of 80% of the U.S. population



REGIONAL ACCESS



PARCEL HUBS

FedEx Ground	3.3 Miles
UPS Customer Center	25.3 Miles



RAIL INTERMODAL

Norfolk Southern Austell	28.2 Miles
CSX Fairburn	21.6 Miles



AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport	5.2 Miles
Charlie Brown Airport	19.1 Miles



INTERSTATES

Interstate 285	2.1 Miles
Interstate 75	5.0 Miles
Interstate 20	5.6 Miles



SAVANNAH PORT

Garden City Terminal	241 Miles
Ocean Terminal	240 Miles

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