



STATE-OF-THE-ART, LAST MILE INDUSTRIAL
PARK OFFERING 5 BUILDINGS ADJACENT TO
ATLANTA AIRPORT AT I-285 & CONLEY RD



PHASE I

FUTURE BUILD-TO-SUIT
SIGNAGE OPPORTUNITIES



AVAILABLE NOW
CLASS A INDUSTRIAL SPACE

Phase 1

±90 Acre
Development

32'
Clear Heights

Coming Soon

Building 200
±150,000 SF

Premiere Infill Location
in Park Setting

±688,206 SF
Total SF Available

Maximum Exposure
with I-285 frontage



**DOWNTOWN
ATLANTA**



166



**ATLANTA INTERNATIONAL
AIRPORT**

**LAND YOUR BUSINESS IN
A ONE-OF-A-KIND CLAYTON
COUNTY LOCATION!**

**\$40M OF ROAD
IMPROVEMENTS RECENTLY
COMPLETED TO GILBERT RD.**

College Park

East Point

403

Hapeville

Mountain View

Charles Grant Pkwy

Conley Rd

Gilbert Rd

407

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

Perimeter Pkwy

401

19

3

41

54

160

Ballard Pond

Ya

Kennesaw

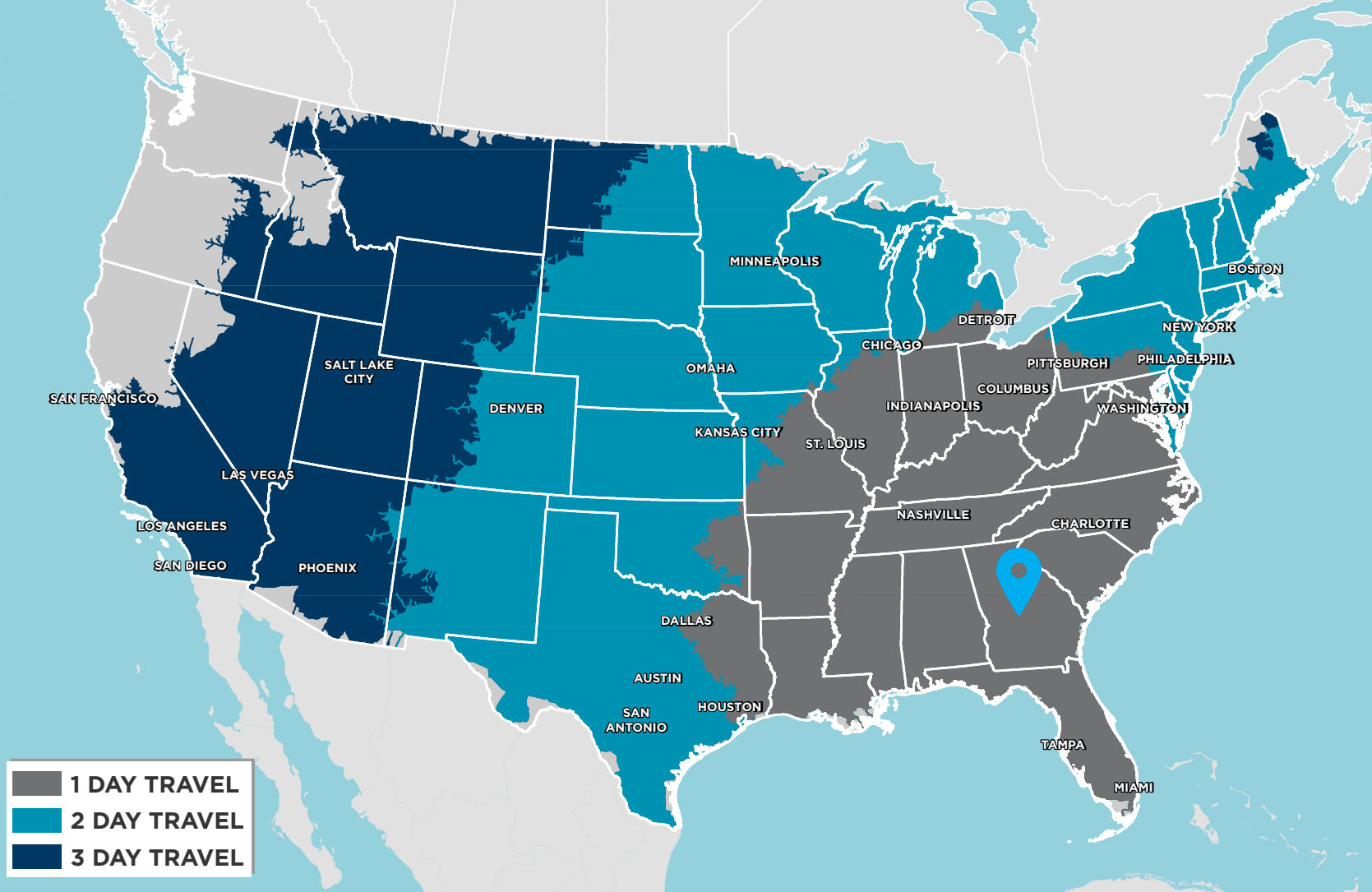
Jonesboro Rd

Rockcut Rd

Robin Rd

View Dr

Atlanta



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.



1.2 Miles
to I-285



1.5 Miles
to I-75



2 Miles
to Atlanta
International
Airport



10 Miles
to CSX
Intermodal



14.5 Miles
to Norfolk
Southern
Intermodal



242 Miles
to Port of
Savannah

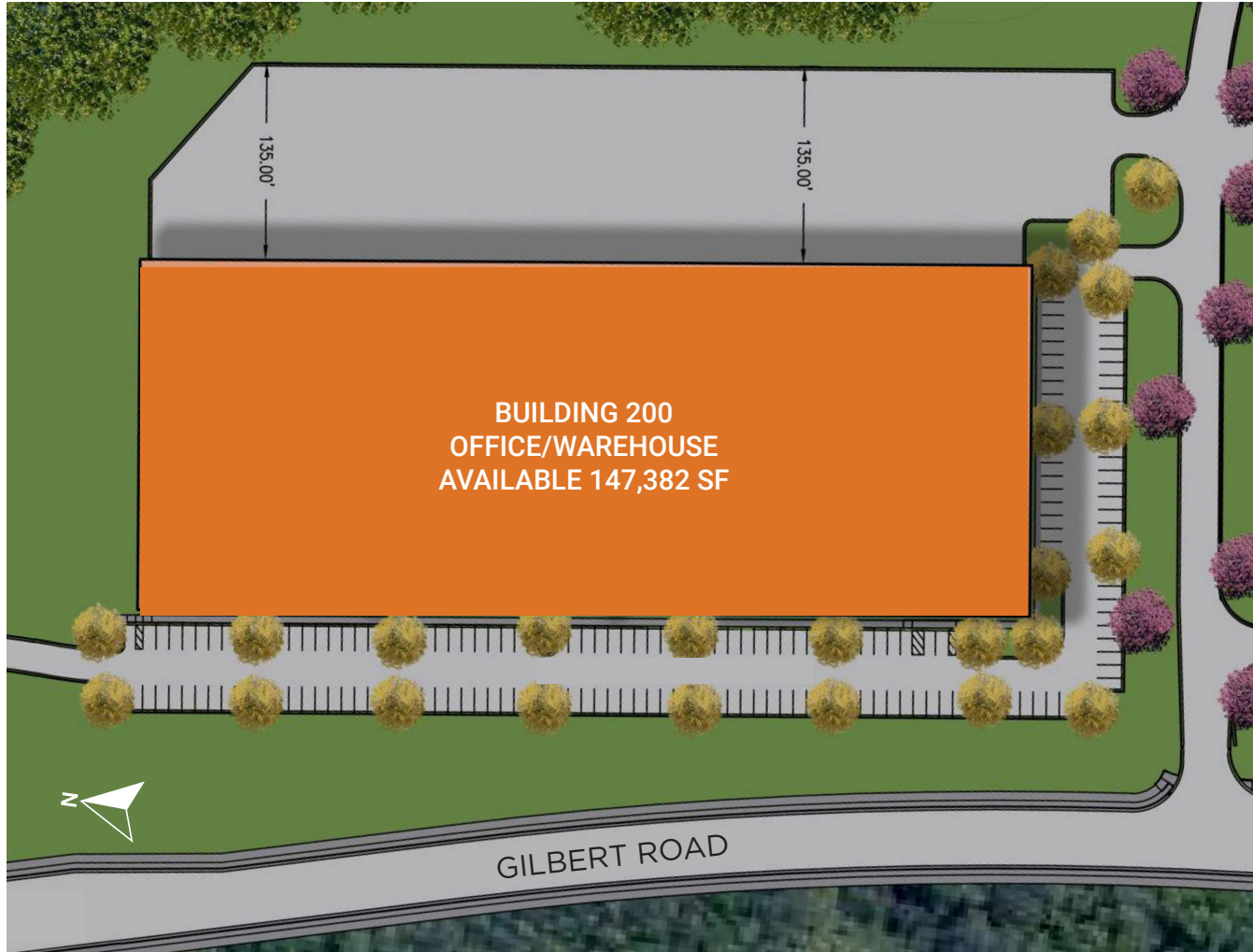


300 Miles
to Port of
Charleston

UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

Building 200

3996 Gilbert Road Atlanta, GA 30354



Property Features

BUILDING 200 | 3996 GILBERT RD.

Total Building Size	147,382 SF
Available	147,382 SF
Building Dimensions	240' x 610'
Office Space	±2,774 SF
Clear Height	32'
Dock High Doors	24
Drive-in Doors	1
Truck Court Depth	135'
Auto Parking	117
Trailer Parking	5
Column Spacing	52' x 45'
Configuration	Rear Loaded
Lighting	LED
Sprinkler System	ESFR
Construction	Precast Concrete



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