



**UP TO 700,000 SF UNDERWAY
IN CLAYTON COUNTY - UP TO
320,000 SF AVAILABLE**

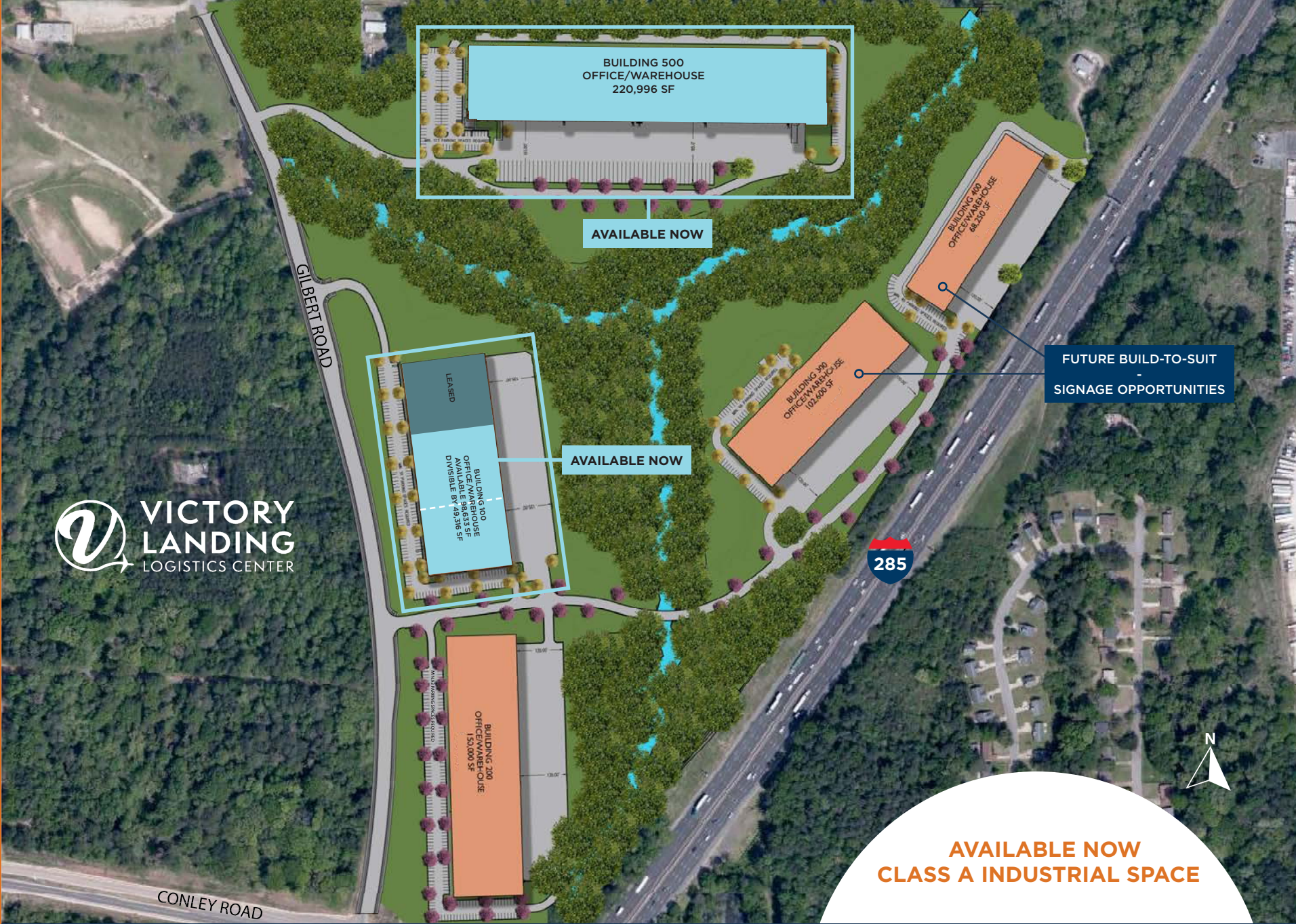
STATE-OF-THE-ART, LAST MILE INDUSTRIAL
PARK OFFERING 5 BUILDINGS ADJACENT TO
ATLANTA AIRPORT AT I-285 & CONLEY RD

Building 100

3996 Gilbert Road Atlanta, GA 30354

Building 500

3968 Gilbert Road Atlanta, GA 30354



BUILDING 500
OFFICE/WAREHOUSE
220,996 SF

AVAILABLE NOW

BUILDING 100
OFFICE/WAREHOUSE
AVAILABLE BY 49,316 SF
LEASED

AVAILABLE NOW

BUILDING 200
OFFICE/WAREHOUSE
150,000 SF

285

BUILDING 800
OFFICE/WAREHOUSE
±88,206 SF

**FUTURE BUILD-TO-SUIT
SIGNAGE OPPORTUNITIES**

**AVAILABLE NOW
CLASS A INDUSTRIAL SPACE**

Phase 1

Building 500
±220,996 SF

Building 100
98,633 SF Available

Coming Soon

Building 200
±150,000 SF

±688,206 SF
Total SF Available

±90 Acre
Development

32'
Clear Heights

Premiere Infill Location
in Park Setting

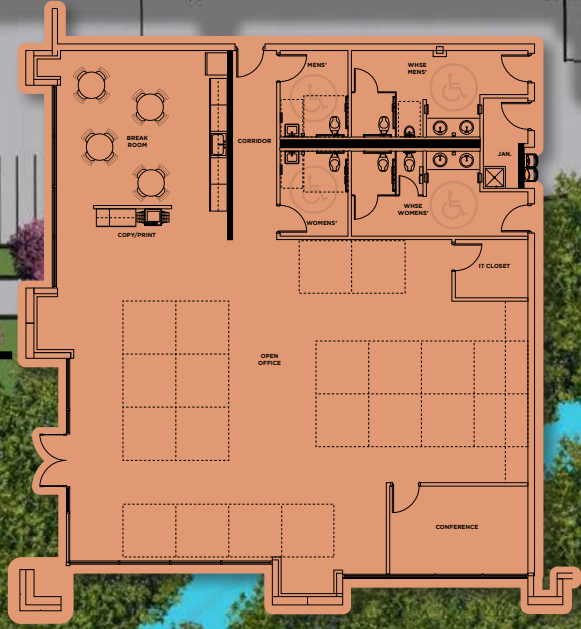
Maximum Exposure
with I-285 frontage

BUILDING 500
OFFICE/WAREHOUSE
220,996 SF



123 PARKING SPACES REQUIRED

185.00'



BUILDING 500 | 3968 GILBERT RD.

Property Specs

- Total Building Size: ±220,996 SF
- Total Space Available: ±220,996 SF
- Building Dimensions: 215' x 1024'
- Office Space: ±3,231 SF
- Clear Height: 32'
- Dock High Doors: 58
- Drive-in Doors: 2
- Truck Court Depth: 185'/125'
- Auto Parking: 150
- Trailer Parking: 52
- Column Spacing: 52' x 51'8"
- Configuration: Front Load
- Lighting: LED
- Sprinkler System: ESFR
- Construction: Precast Concrete



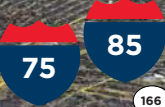
BUILDING 100 | 3996 GILBERT RD.

Property Specs

- Total Building Size: 147,382 SF
- Available: 98,633 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



DOWNTOWN
ATLANTA

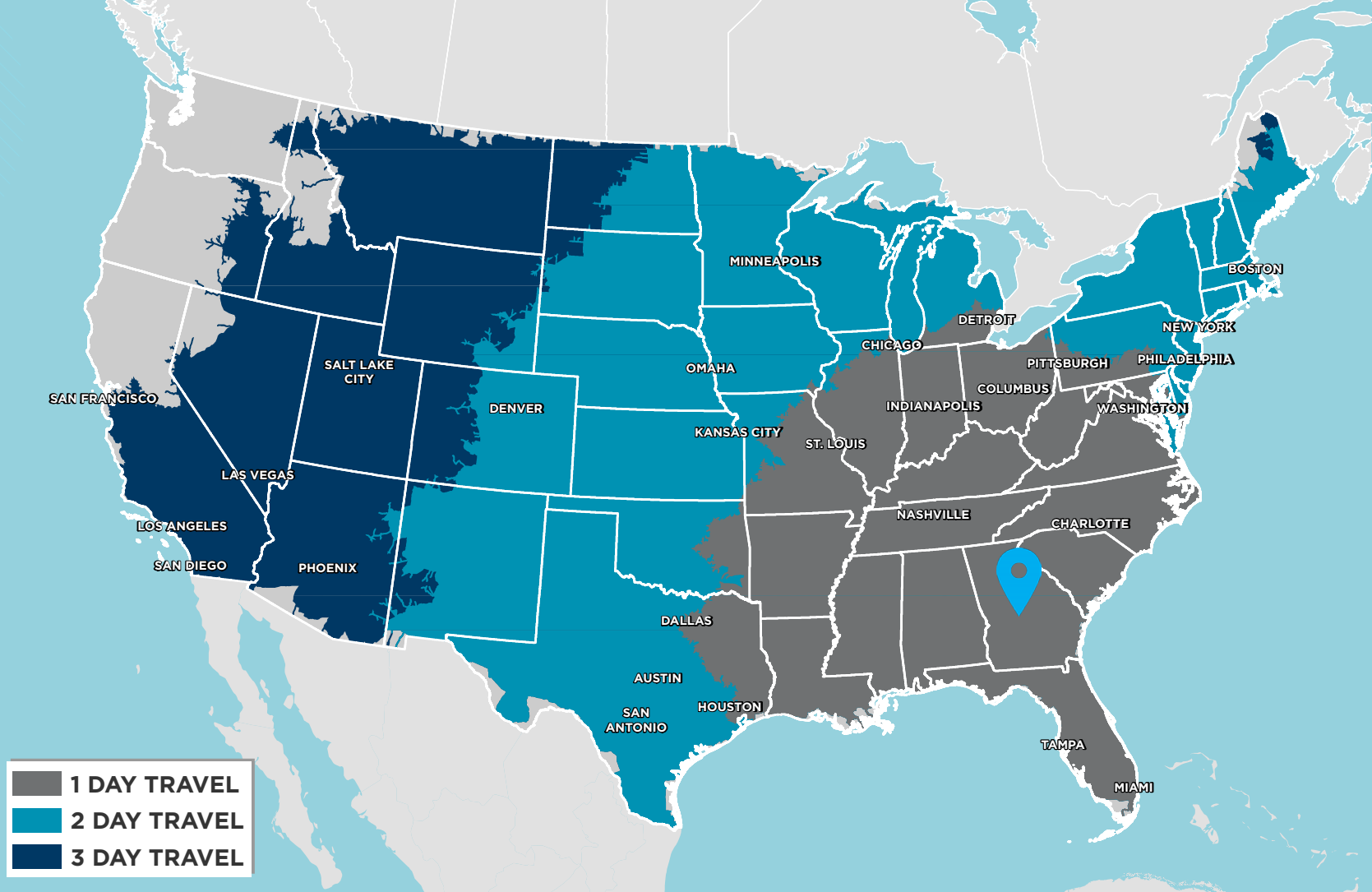


ATLANTA INTERNATIONAL
AIRPORT



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

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



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

POTENTIAL TAX SAVINGS

# of Jobs	Tax Credit per Job	Annual Savings	5 Yr. Cumulative Savings	SF Savings on 100,000 SF
100	\$4,000	\$400,000	\$2,000,000	\$4.00/SF
200	\$4,000	\$800,000	\$4,000,000	\$8.00/SF
300	\$4,000	\$1,200,000	\$6,000,000	\$12.00/SF
400	\$4,000	\$1,600,000	\$8,000,000	\$16.00/SF

WHERE BUSINESS TAKES OFF

JOB TAX CREDITS

Situated within a Tier 1 Less Developed Census Tract (LDCT), Victory Landing Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to 5 years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.



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