

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

PROPOSED 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 |



PROPERTY IMPROVEMENTS: SCHEDULED / UNDERWAY

4490 BOWMAN
IOS & SERVICE FACILITY

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& Company **ZENITH**
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RECONSTRUCTION OF TRUCK ENTRY WITH REINFORCED CONCRETE DESIGNED FOR HEAVY TRUCK TRAFFIC

REPAIR FENCE

REPAIR GATE

SERVICING OF ALL OVERHEAD DOORS

REPAIR FENCE

NEW EXTERIOR LIGHTING

YARD REGRADING & GRAVEL STABILIZATION

NEW EXTERIOR LIGHTING

EXTERIOR & SITE IMPROVEMENTS

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

OFFICES & INTERIOR

- NEW FLOORING, 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

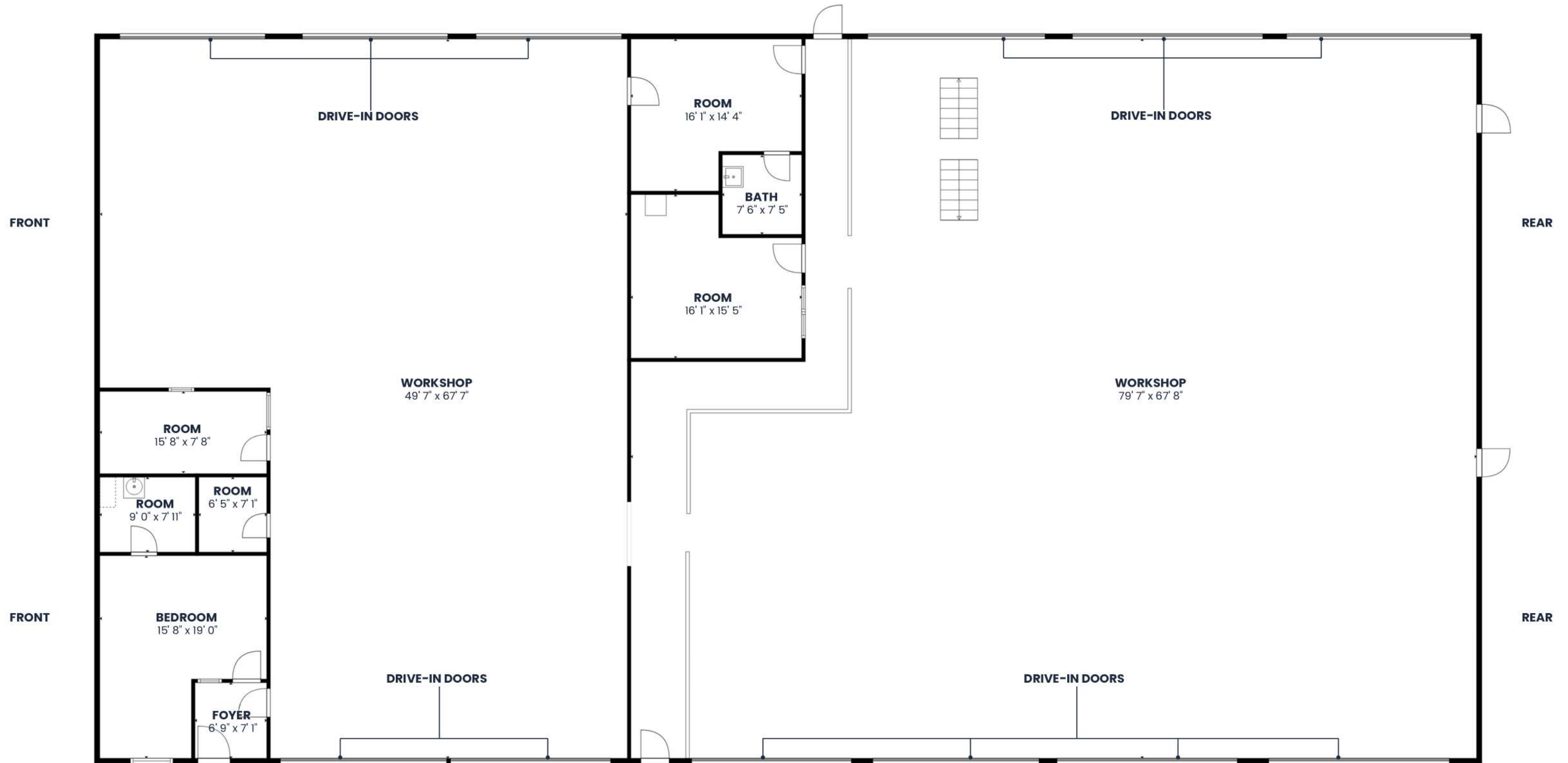
- FULL PRESSURE WASH AND DEEP CLEAN
- ALL GAS UNIT HEATERS INSPECTED AND SERVICED
- NEW INSULATION THROUGHOUT SHOP
- NEW FIRE EXTINGUISHERS WITH PROPER MOUNTING
- SAFETY RAILINGS REPAIRED AND REPAINTED
- SKYLIGHT PANELS CLEANED FOR NATURAL LIGHT

FLOOR PLAN

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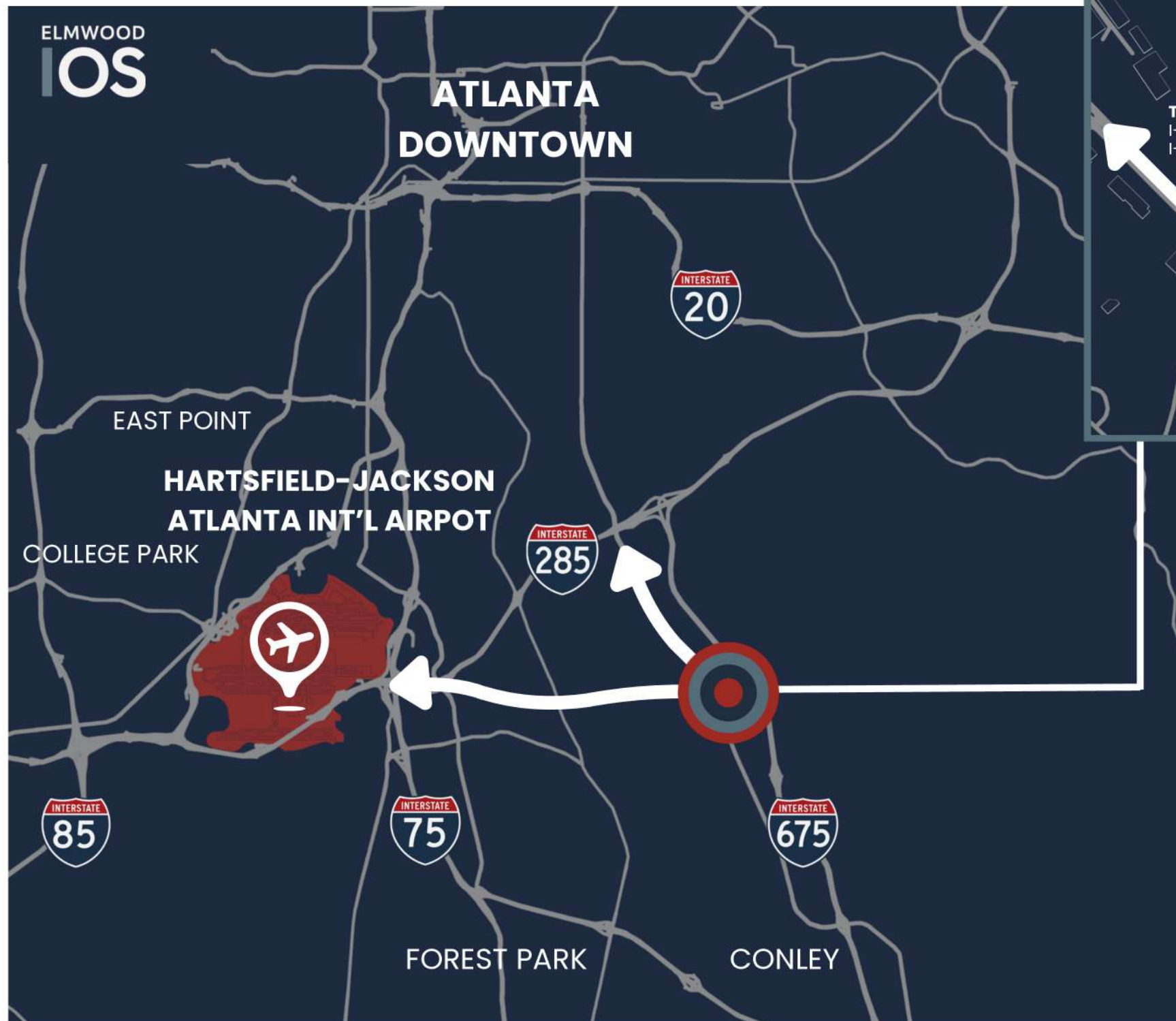
LOCATION OVERVIEW



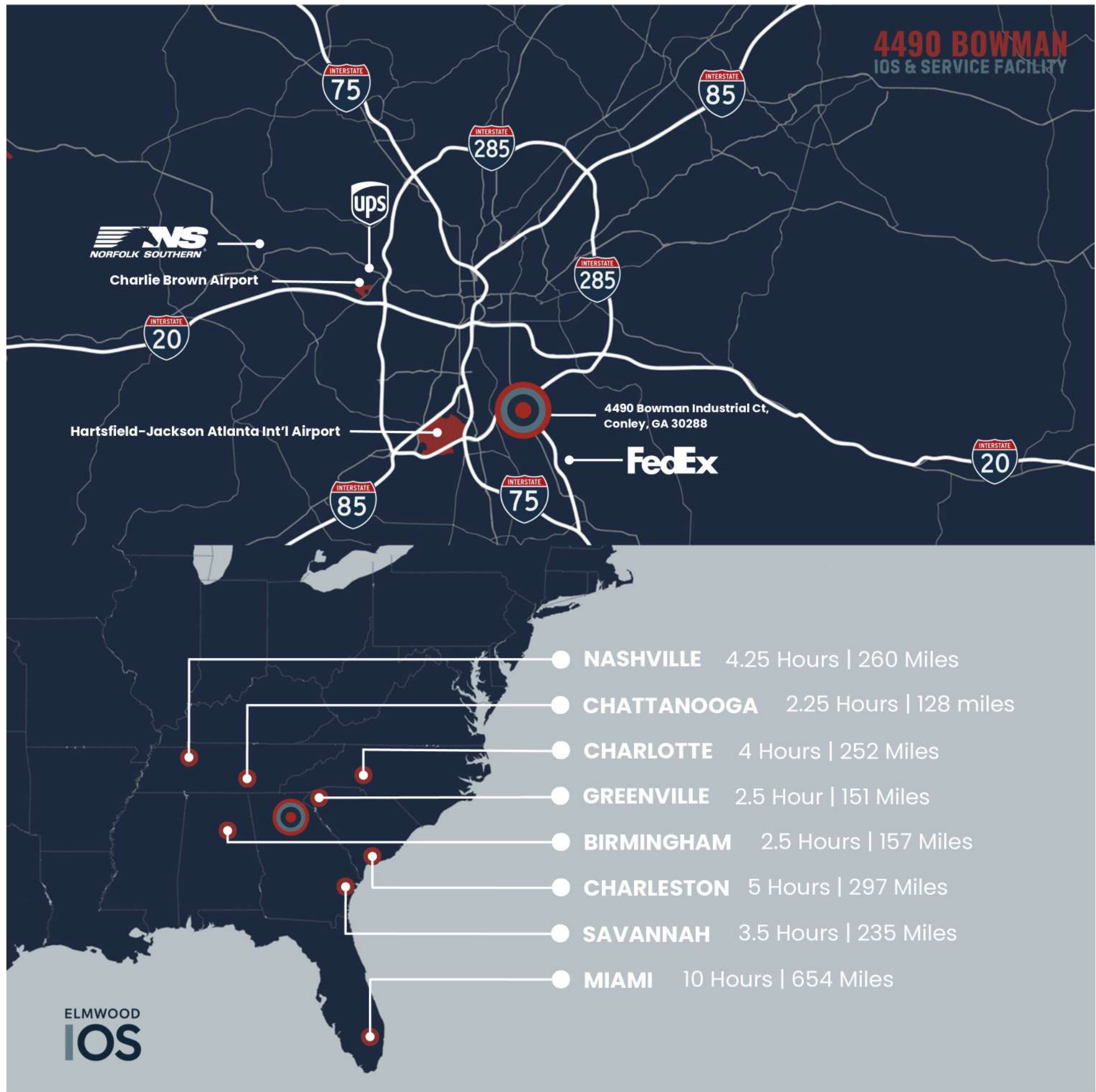
4490 Bowman Industrial Ct

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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