

AVAILABLE FOR  
**LEASE**

8,553 SF ON 4.67 AC

# INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY



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

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**ZENITH**  
Industrial Outdoor Storage

Elmwood  
& Company

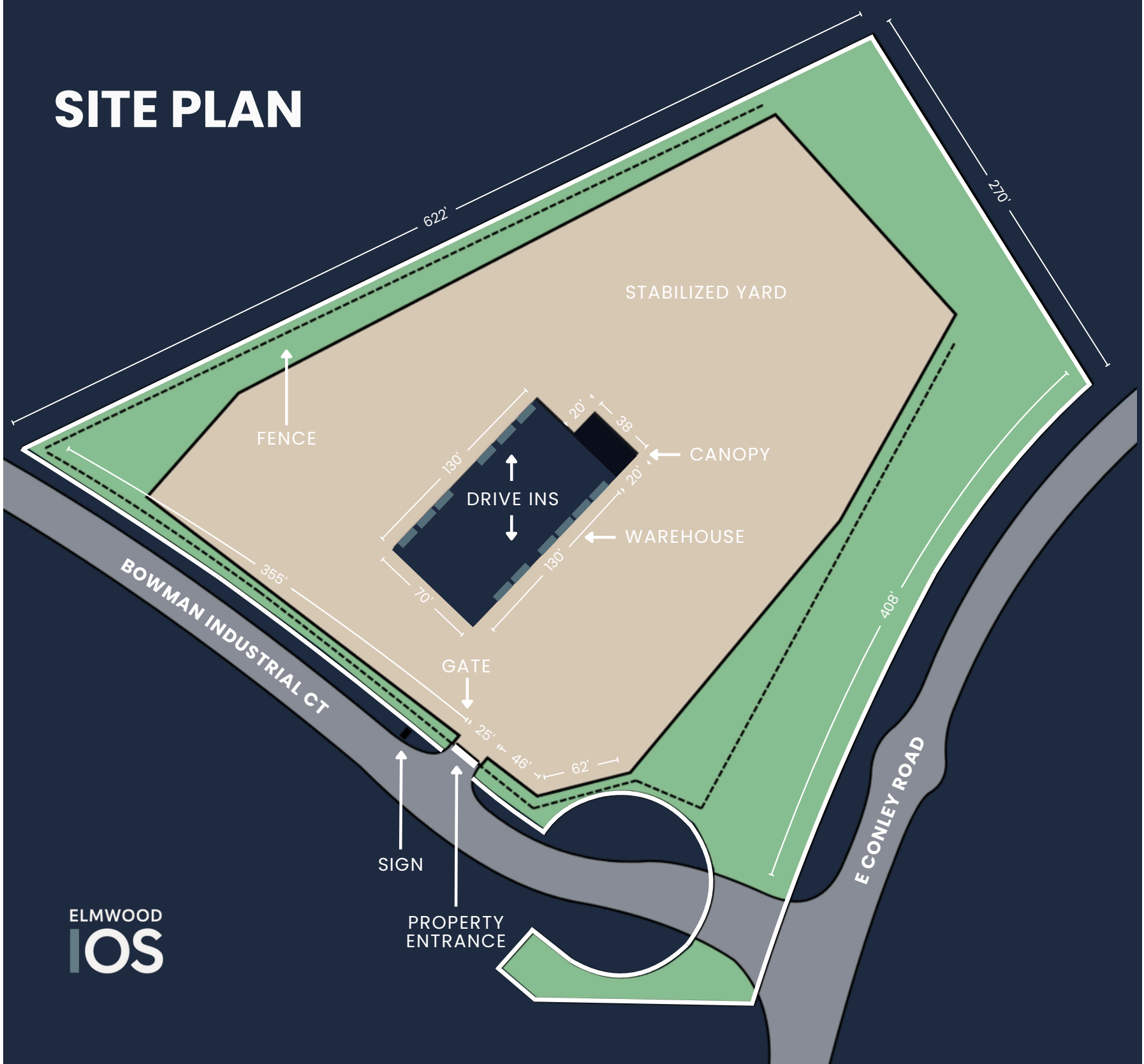


# SITE OVERVIEW

## PROPERTY FEATURES

BUILDING SIZE	8,553 SF
LOT SIZE	4.67 AC
CONSTRUCTION	Metal
YEAR BUILT	1996
POWER	3-Phase
BUILDING HEIGHT	22'
DRIVE-IN DOORS	12 (12' w x 16' h)
CAR PARKING	30
ZONING	M - Industrial
LEASE TYPE	NNN
LEASE RATE	Upon Request
COUNTY	DeKalb

## SITE PLAN



ELMWOOD  
IOS

# PROPERTY HIGHLIGHTS

-  Turn-Key truck repair facility
-  Fully fenced
-  Oversized drive-in doors
-  Exterior lighting (full perimeter)
-  Gated entrance
-  Barbed wire
-  Stabilized gravel yard
-  M – Industrial zoning
-  3-phase heavy power
-  Covered service canopy
-  Compressed air-lines

# INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY

4490 Bowman Industrial Court, Conley, GA 30288



4490 Bowman Industrial Court is within one of the most active industrial service and transportation nodes in Atlanta. The property is located near the intersection of I-285 and I-75 providing direct access to Atlanta’s interstate loop and the broader Southeastern freight network. This area supports a large concentration of fleet operators, truck service companies, regional distributors, and contractor yards due to its proximity to the Hartsfield-Jackson Atlanta International Airport, multiple intermodal terminals, and major east-west and north-south trucking routes.



## 4490 Bowman: Proximity

### I-285

via US-23 N/Moreland Ave

**2.1 Miles**

5 Minutes

### I-675

via US-23 N/Moreland Ave

**3.0 Miles**

6 Minutes

### I-75

via E Conley Rd

**5.0 Miles**

12 Minutes

### I-20

via Clifton Church Rd SE

**5.6 Miles**

13 Minutes

### I-85

via E Conley Rd

**6.7 Miles**

17 Minutes

### Hartsfield-Jackson Atlanta Int'l Airport

via E Conley Rd

**5.2 Miles**

13 Minutes

## ATLANTA BY THE NUMBERS

**33** Fortune 500/1000 headquarters

**200+** Inc. 5000 startups

**#1** State for doing business 12 years in a row

**#5** Moving destination in the country

**57** Colleges and universities in the region

Duval Semi Trailers

AFS Diesel Truck & Body

ASF Intermodal

Trailco

Nelson Truck Parking

Southeastern Freight Lines

American Insulated Glass

AAA Trailer Sales

TCW

XTRA Lease

United Site  
Services

Efficient Courier &  
Logistics Services

Old Dominion Freight Line

SKS Truck & Trailer  
Repair Wrecker Service

FEPCO

Don Park

Goodyear Commercial  
Tire & Service Center

Heniff Transportation  
Systems

FedEx Freight

Werner Enterprises

Southern Truck Parts

Kram Tires & Wheels

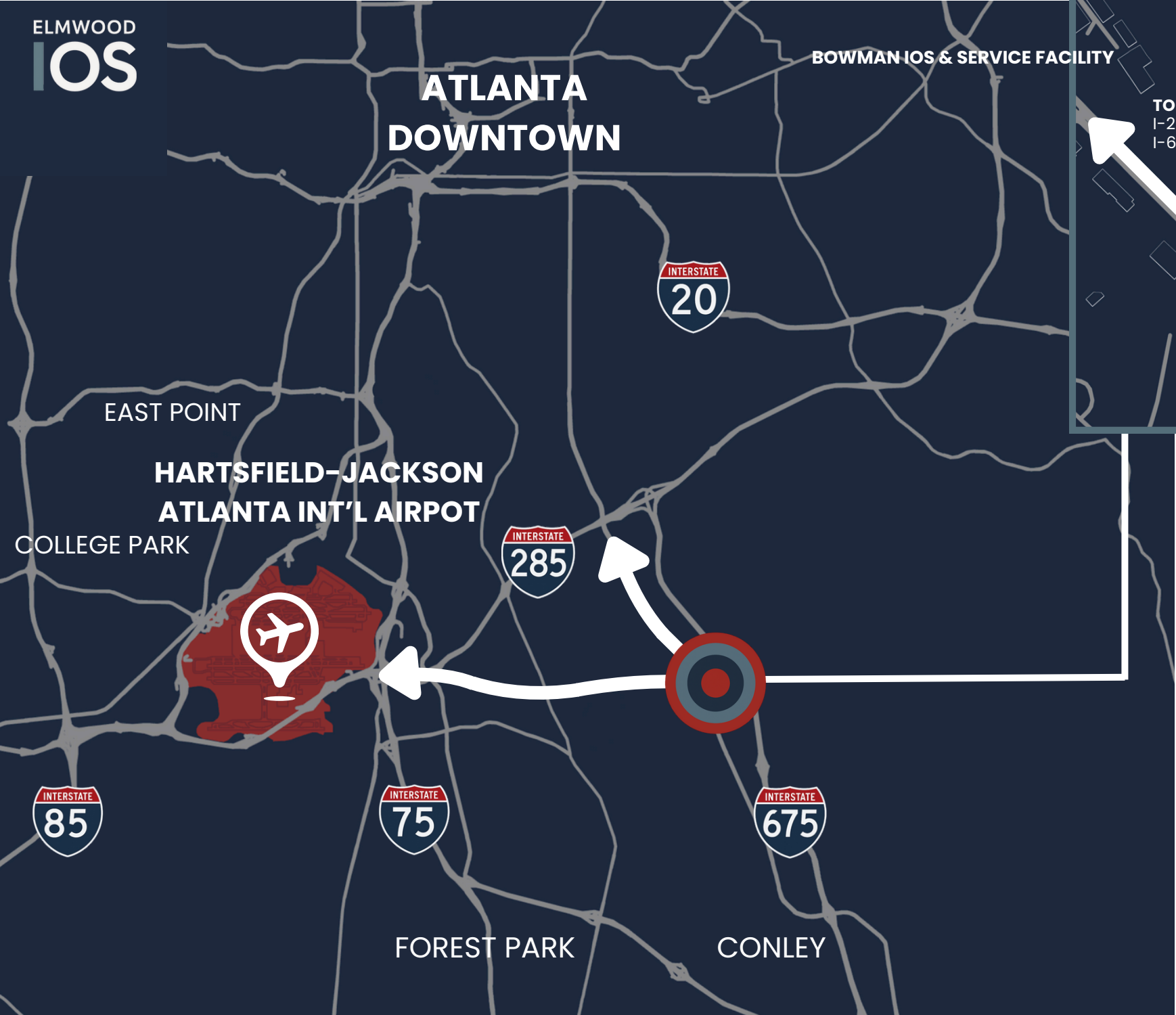
Southern Door & Plywood

Central Transport

Tindall Corporation

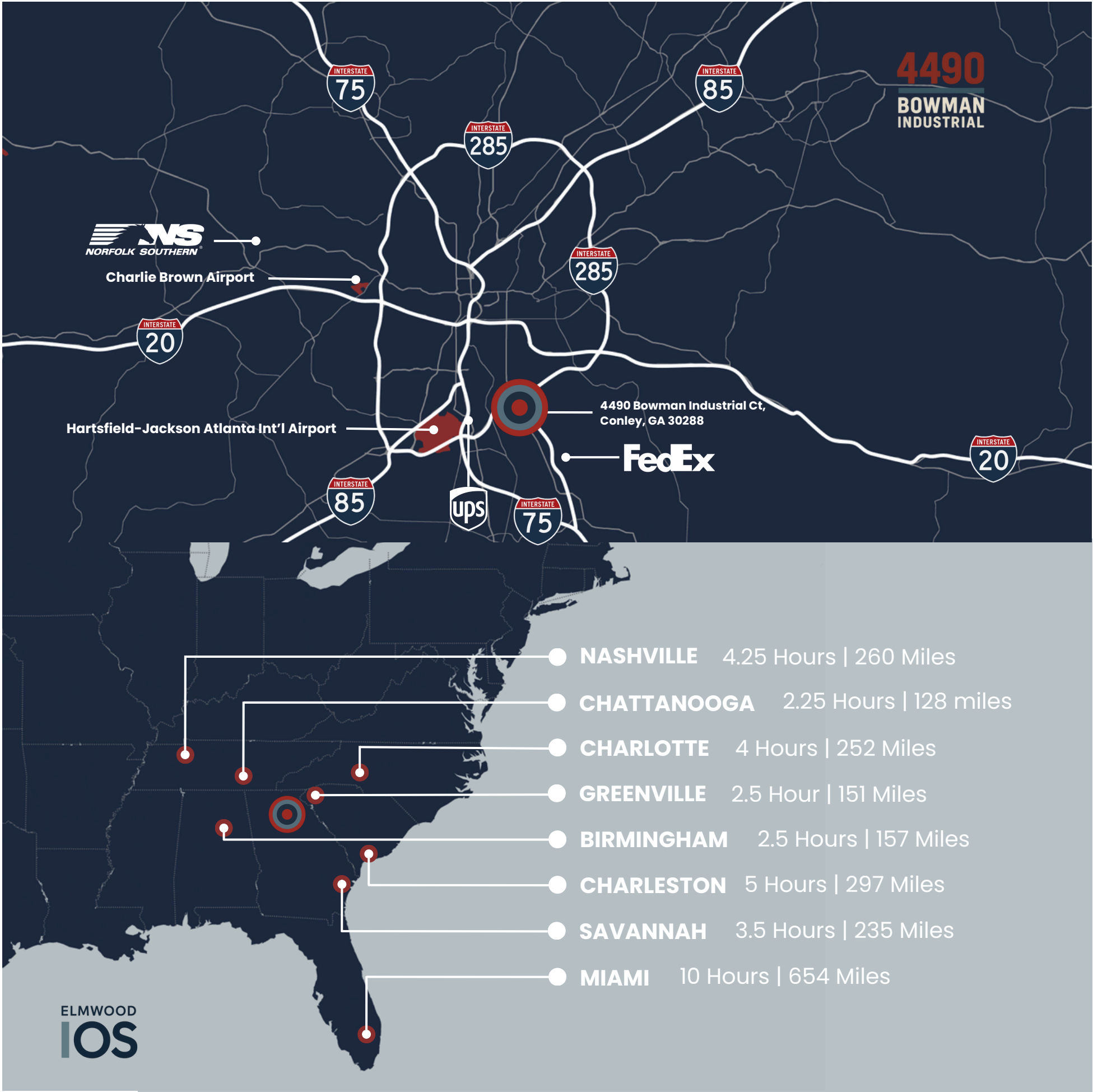
# IMMEDIATE ACCESS

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	10.5 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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**4490**  
**BOWMAN**  
**INDUSTRIAL**

## CONTACT

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