

AVAILABLE FOR
LEASE

8,553 SF ON 4.67 AC

INDUSTRIAL OUTDOOR STORAGE & SERVICE FACILITY



4490 Bowman Industrial Court
Conley, GA 30288

Zachary Zakas
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ZENITH
Industrial Outdoor Storage

Elmwood
& Company

SITE OVERVIEW

4490
BOWMAN
INDUSTRIAL

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



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
INDUSTRIAL****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

ZACHARY ZAKAS / ZAC@ELMWOOD.CO / 912.417.0009

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

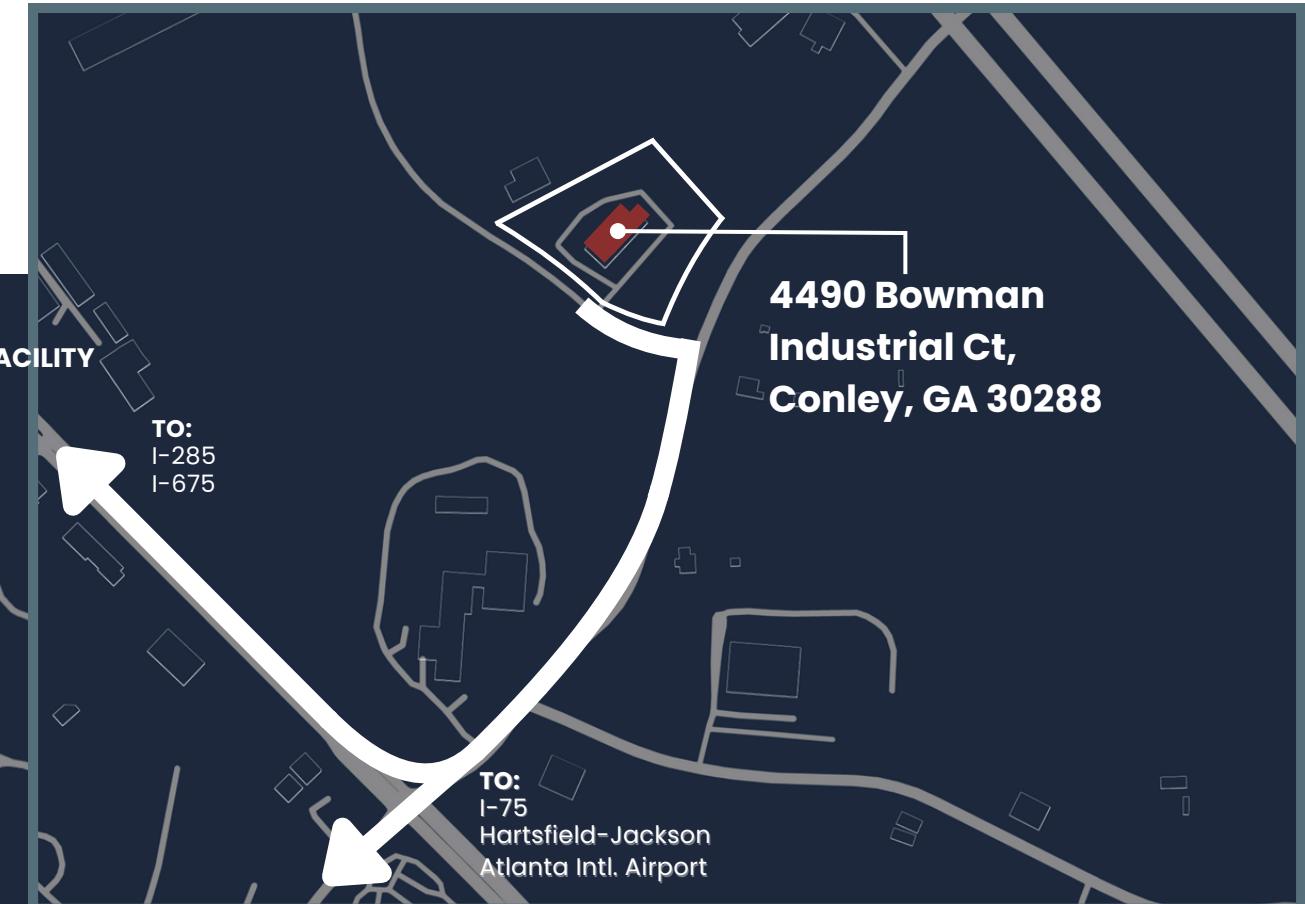
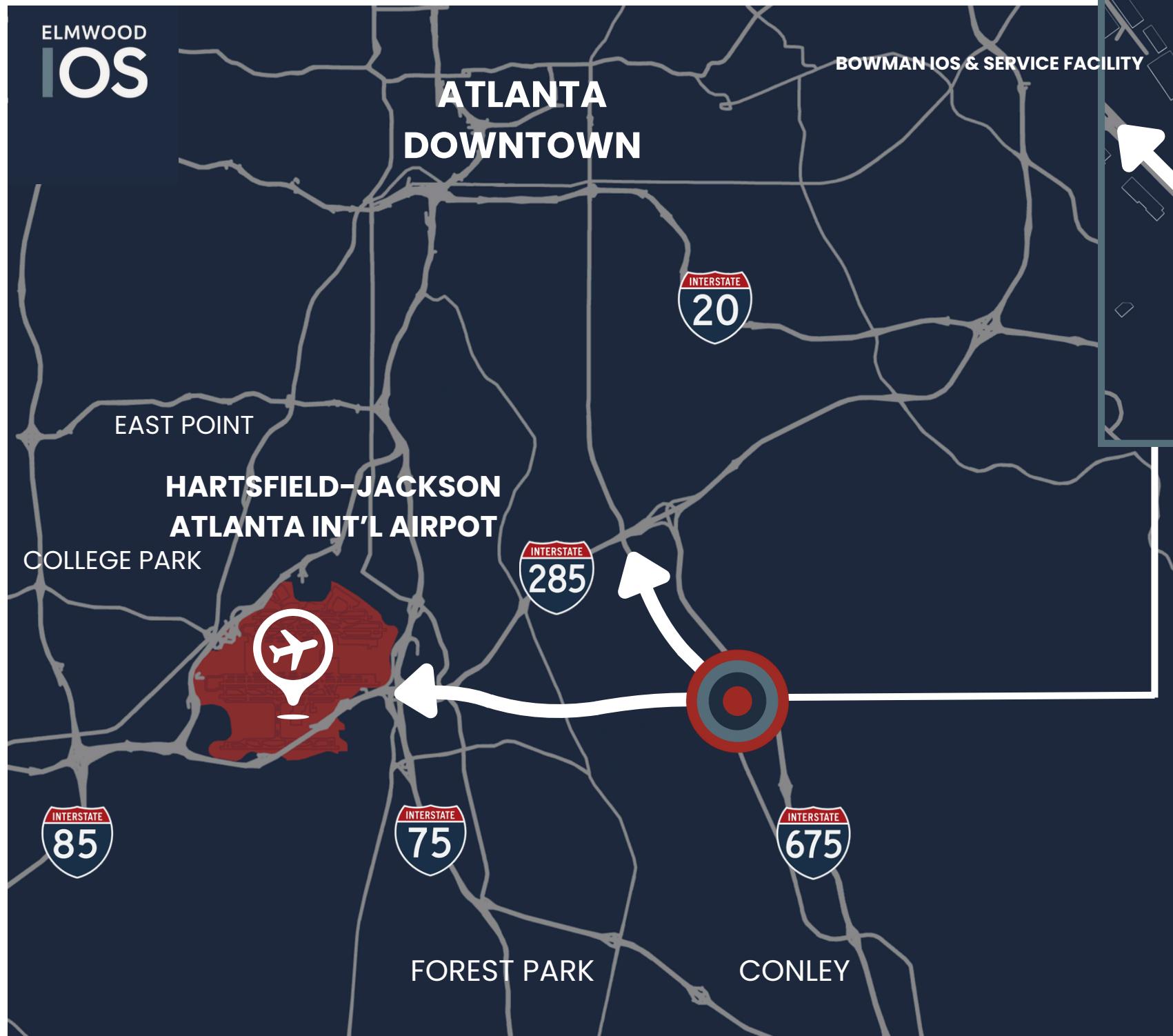
13 Minutes



BOWMAN IOS & SERVICE FACILITY

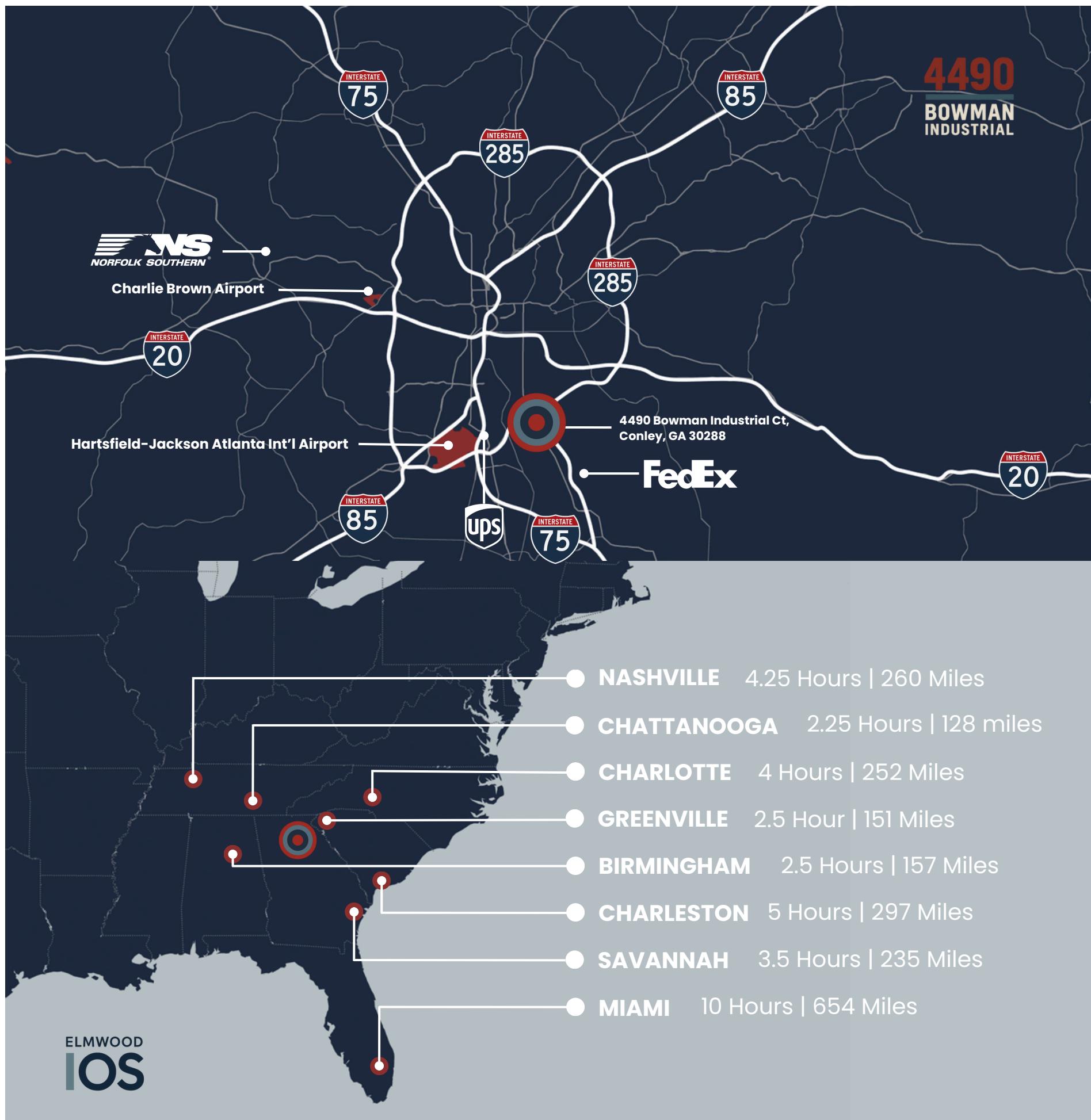
IMMEDIATE ACCESS

Highway and Airport **Connectivity**



Hartsfield-Jackson Atlanta International Airport®

-  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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