

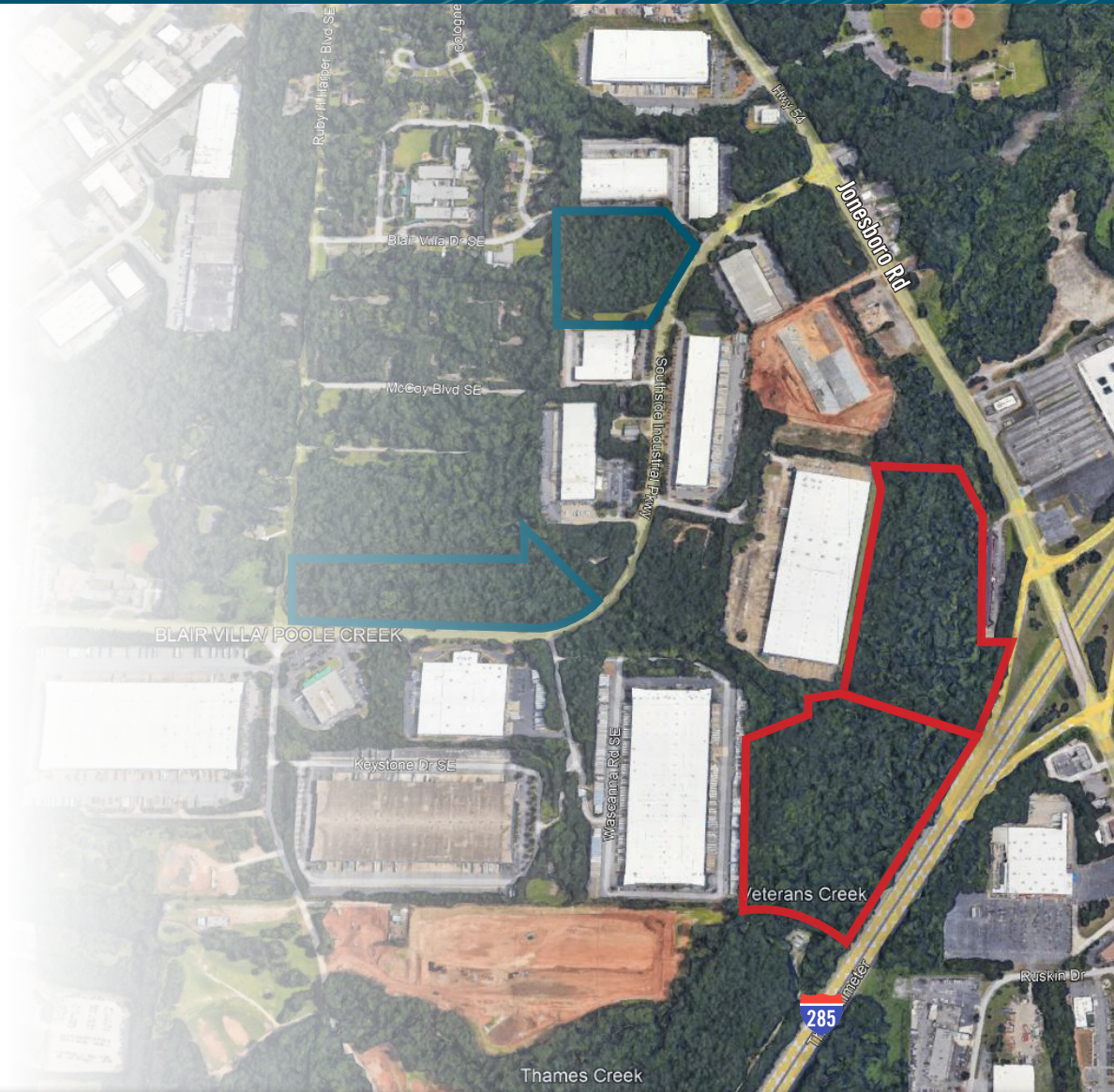
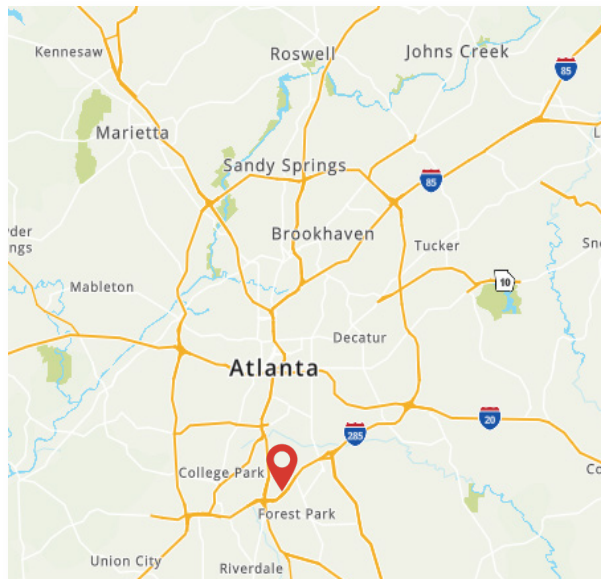
SOUTHSIDE INDUSTRIAL PARK

Located at Jonesboro Rd and I-285 Intersection

INDUSTRIAL PARCELS FOR SALE

PROPERTY HIGHLIGHTS

- Excellent access to I-285 & I-75 (0.5 miles from western entrance at Southside Industrial Parkway and Jonesboro Road) and I-75 (0.3 miles from eastern entrance at Browns Mill Road and Southside Industrial Parkway)
- 4.3 miles from Hartsfield-Jackson International Airport & Cargo Terminal
- Located within an opportunity zone and eligible for tax credits from the city of Atlanta
- Zoned I-1 (Light Industrial)



 **FranklinStreet**

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CHARLES PERRY
SENIOR DIRECTOR

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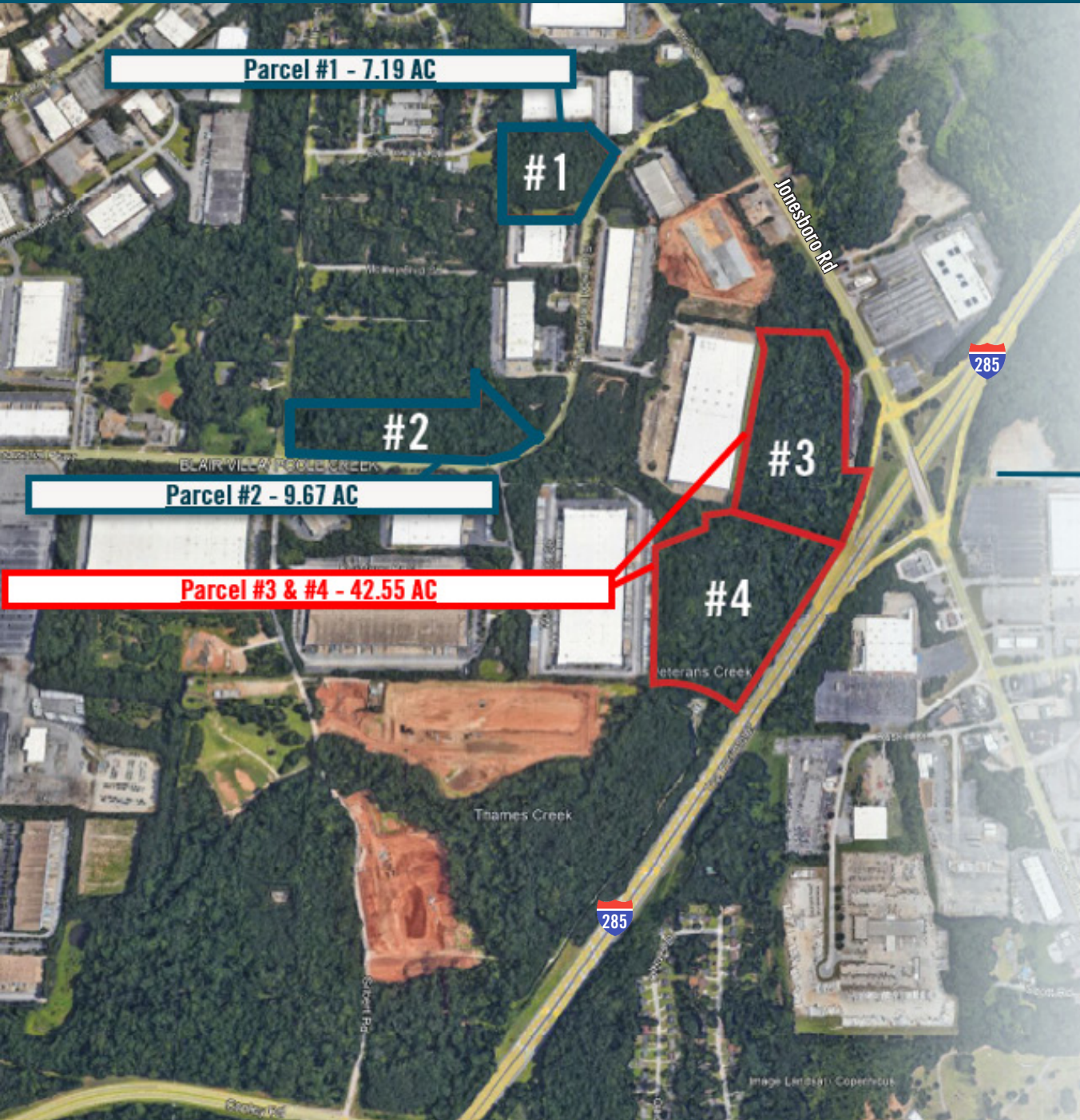
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Available Parcels

- Parcel #1 – 7.19 AC
- Parcel #2 – 9.67 AC
- **Parcel #3 – 21.26 AC**
- **Parcel #4 – 21.59 AC**
- Total Available = +/-59.71 AC
(can be subdivided)

Proposed Uses

- Parcel #1**
- 100,000-120,000 SF Warehouse
 - Distribution Center
 - Light Manufacturing
 - Industrial Outdoor Storage
- Parcel #2**
- 100,000-120,000 SF Warehouse
 - Distribution Center
 - E-Commerce Fulfillment
 - Industrial Outdoor Storage
- Parcels #3 & #4**
- Billboard User
 - Industrial Outdoor Storage

- Floodplain

TOTAL SF UNDER CONSTRUCTION	720,299 SF
TOTAL PROPOSED DEVELOPMENT	448,626 SF
TOTAL UNDER CONSTRUCTION AND PROPOSED	1,208,925 SF

CURRENT CONSTRUCTION ACTIVITY:

SITE NUMBER	PROPERTY ADDRESS	UNDER CONSTRUCTION	ESTIMATED DELIVERY DATE
1	3611 Jonesboro Rd	171,183 Distribution Center	December 2022
2	3640 Southside Industrial Park	72,000 SF Warehouse	July 2023
3	1 Gilbert Rd Building 500	220,996 SF Warehouse	July 2023
4	1 Gilbert Rd Building 100	146,400 SF Warehouse	July 2023
5	187 Southside Parkway	109,720 SF Warehouse	March 2023



Proposed Number	Property Address	Proposed Building SF
1	1 Gilbert Rd Building 200	88,000 SF Warehouse
2	1 Gilbert Rd Building 200	102,600 SF Warehouse
3	1 Gilbert Rd Building 200	68,250 SF Warehouse
4	3915 Gilbert Rd	229,776 SF Warehouse

