

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



**UP TO 320,000 SF AVAILABLE
IN CLAYTON COUNTY**

Building 100 | Building 500

3996 & 3968 Gilbert Road Atlanta, GA 30354

CABOT |

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Property Description

BUILDING 500

±220,996 SF

BUILDING 100

98,633 SF Available

±90 Acre

Development

32'

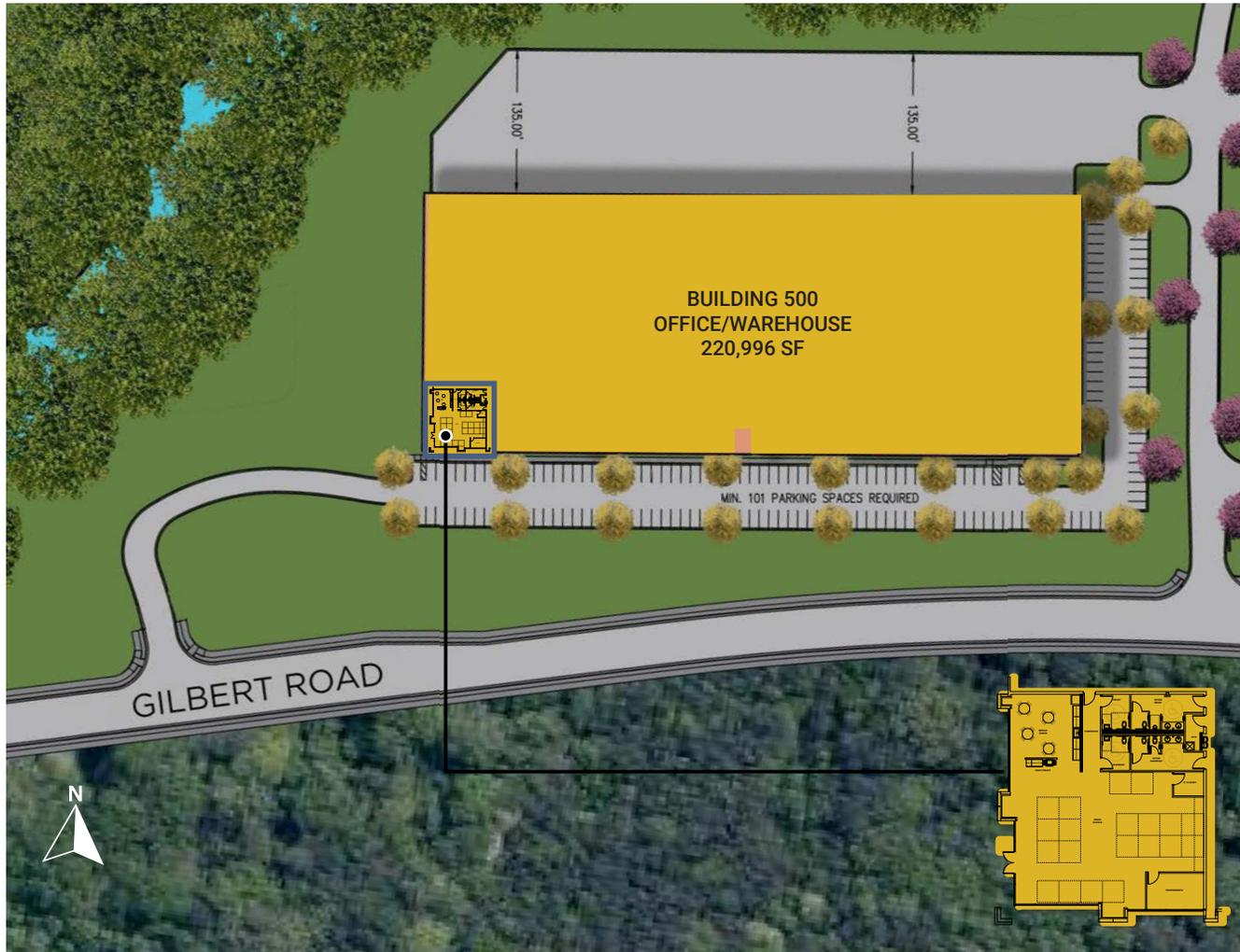
Clear Heights



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Property Features

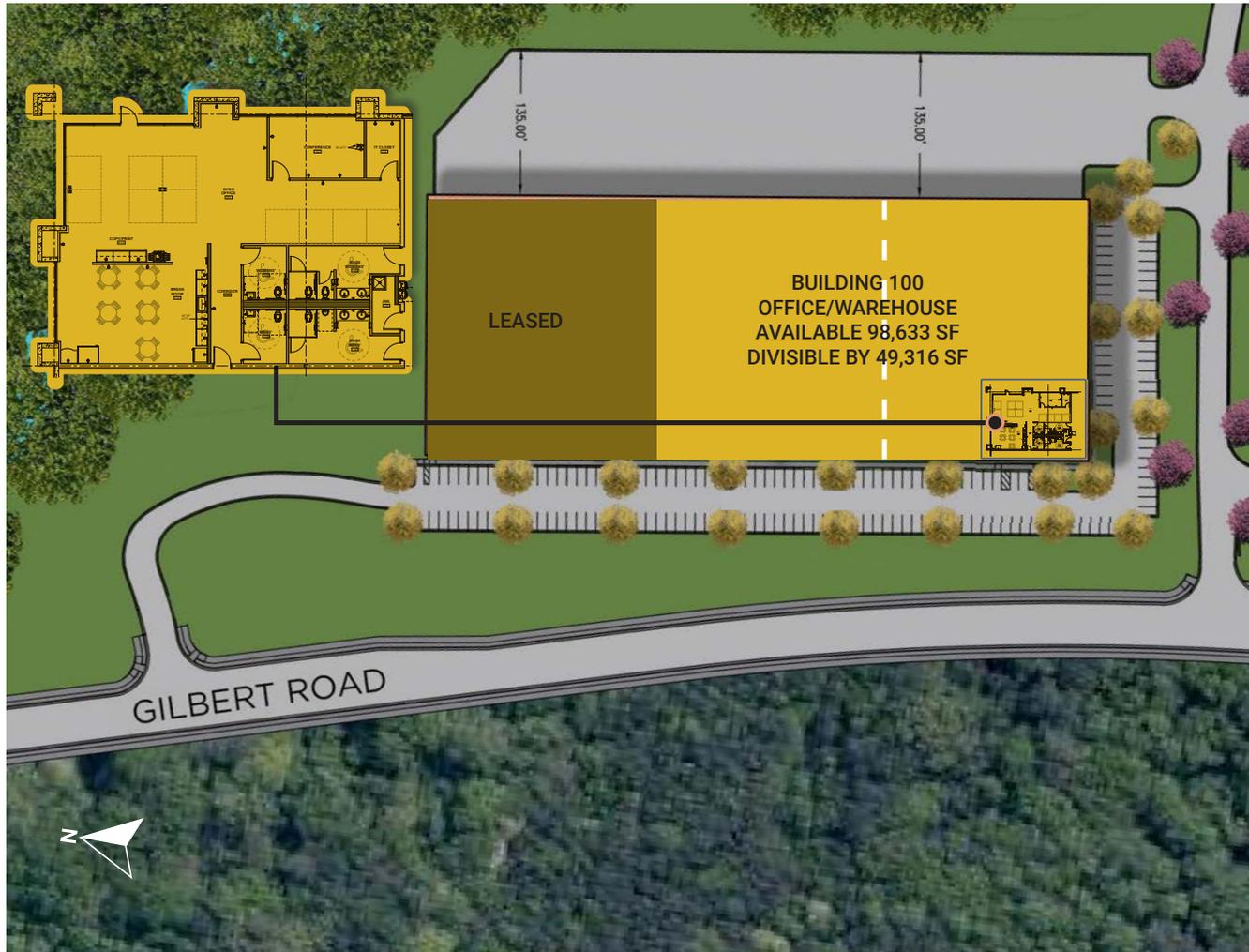
BUILDING 500 | 3968 GILBERT RD.

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

UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

Building 100

3996 Gilbert Road Atlanta, GA 30354



Property Features

BUILDING 100 | 3996 GILBERT RD.

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

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Location Overview



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.

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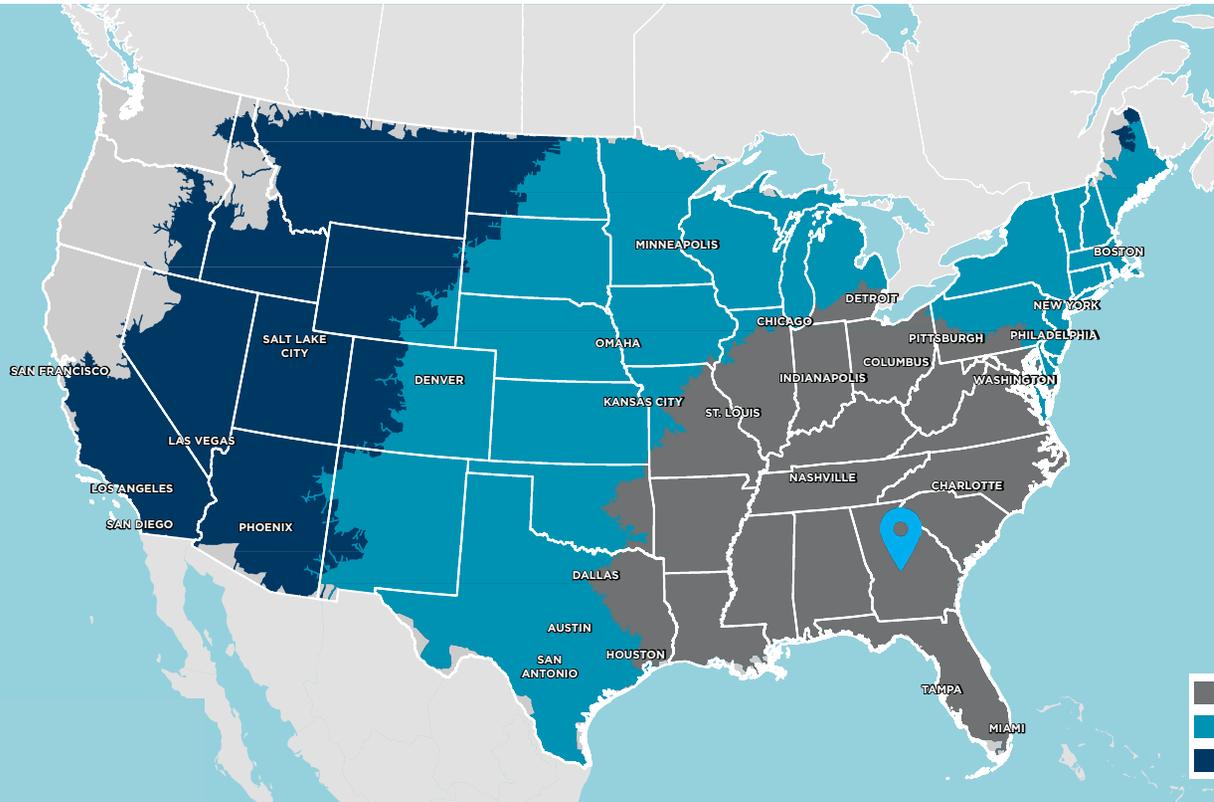
Industrial Neighbors



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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

 **2 Miles**
to Atlanta Int'l Airport

 **14.5 Miles**
to Norfolk Southern Intermodal

 **300 Miles**
to Port of Charleston

 **1.5 Miles**
to I-75

 **10 Miles**
to CSX Intermodal

 **242 Miles**
to Port of Savannah

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LOCATION HIGHLIGHTS

- True infill location, located inside I-285
- 3 miles from Hartsfield-Jackson Atlanta International Airport
- 0.3 miles from the improved 4-lane Conley Road



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