

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



**UP TO 271,066 SF AVAILABLE  
IN CLAYTON COUNTY**

**Building 500 | Building 100 | Building 200**

3996 & 3968 Gilbert Road Atlanta, GA 30354

**CABOT** |

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UP TO 271,066 SF AVAILABLE IN CLAYTON COUNTY

## Building 500 | Building 100 | Building 200

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### Park Overview

#### **BUILDING 500**

220,996 SF Available

#### **BUILDING 100**

50,070 SF Available

#### **BUILDING 200**

150,000 SF Available  
for BTS

**±49.7 Acres**

Development

**32'**

Clear Heights



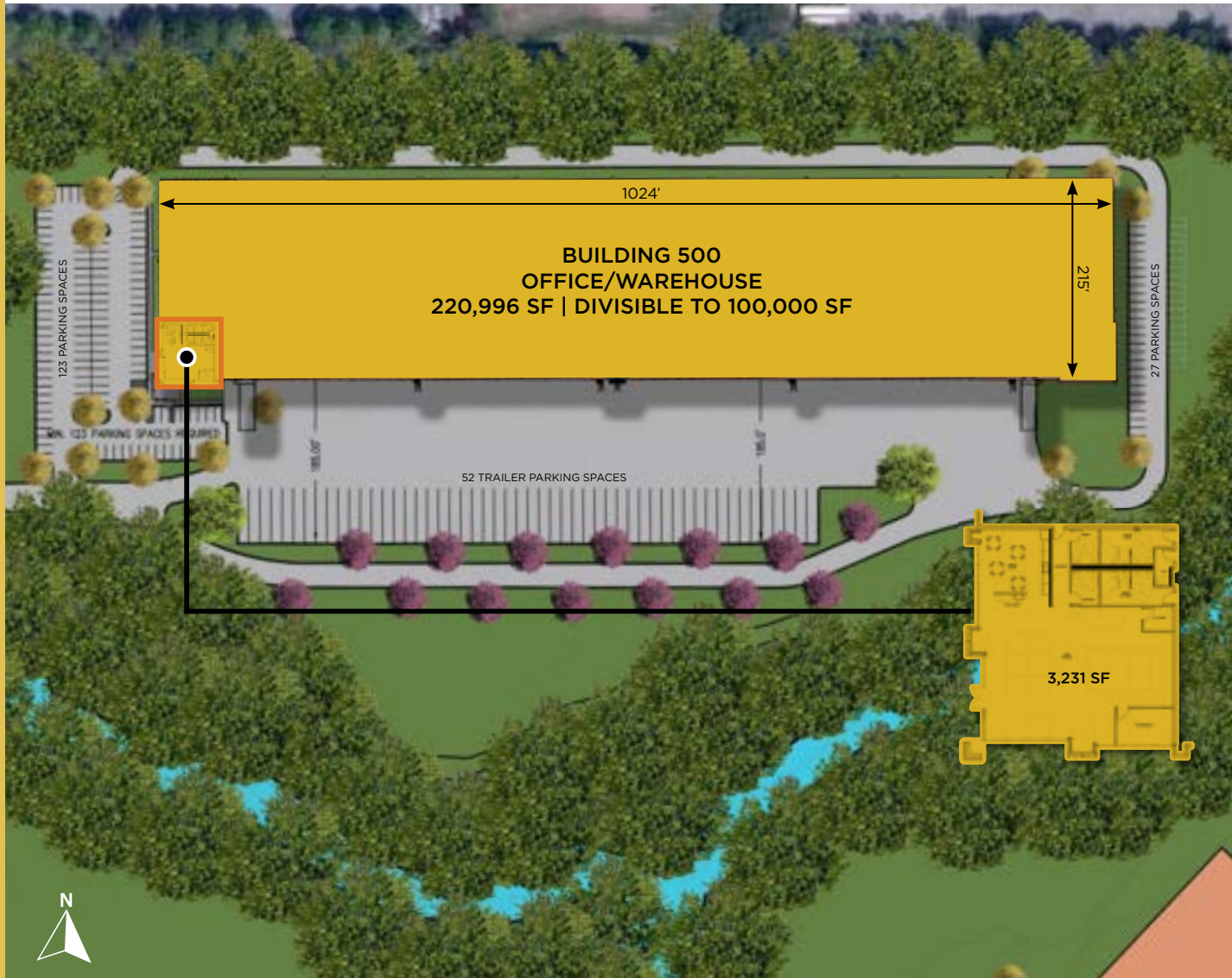
**AVAILABLE NOW CLASS A  
INDUSTRIAL SPACE**



# Building 500

3968 Gilbert Road Atlanta, GA 30354

±220,996 SF



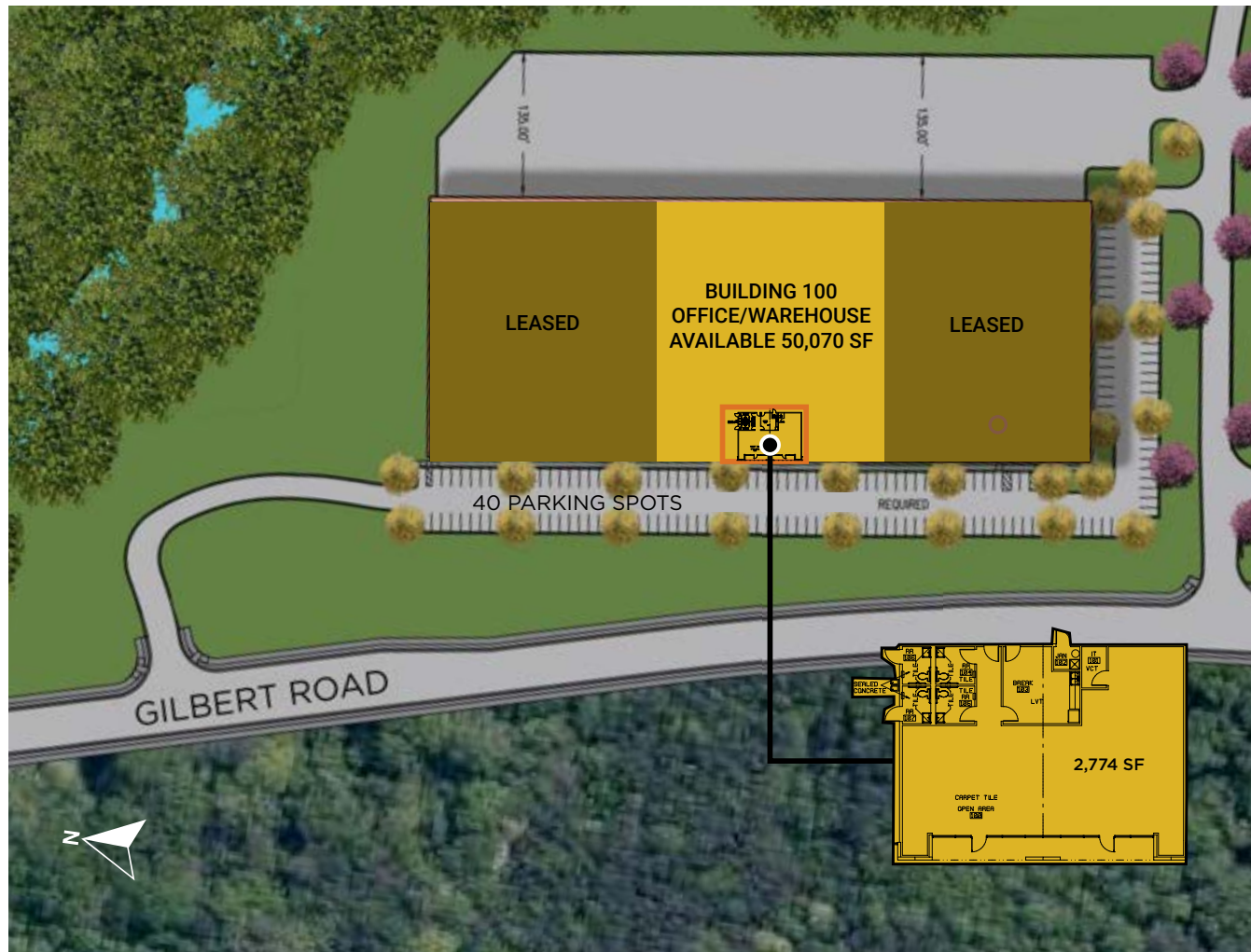
## Property Features

### BUILDING 500 3968 GILBERT RD.

Total Building Size	±220,996 SF
Total Space Available	±220,996 SF
Office Space	±3,231 SF
Building Dimensions	215' x 1024'
Clear Height	32'
Dock High Doors	42 with 20 full dock packages including 40,000 lb levelers
Drive-in Doors	2
Truck Court Depth	185'/125'
Auto Parking	178
Column Spacing	52'w x 51'8" d (typical) with 60' speed bay
Configuration	Front Load
Lighting	Interior LED lighting at 25 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000 amps

# Building 100

3996 Gilbert Road Atlanta, GA 30354



## Property Features

### **BUILDING 100 3996 GILBERT RD.**

Total Building Size	147,382 SF
Available	50,070 SF
Office Space	±2,774 SF
Building Depth	240'
Clear Height	32'
Dock High Doors	42 with 20 full dock packages including 40,000 lb levelers
Truck Court Depth	135'
Auto Parking	178
Column Spacing	54' x 47' with 60' Speed bay
Configuration	Rear Loaded
Lighting	Interior LED lighting at 25 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000 amps



# Building 200

BUILD TO SUIT OPPORTUNITY



## Proposed Property Features

### BUILDING 200 | BUILD TO SUIT

Total Building Size	150,000 SF
Total Space Available	150,000 SF BTS
Office Space	±2,774 SF
Building Dimensions	240' x 610'
Clear Height	32'
Dock High Doors	42 with 20 full dock packages including 40,000 lb levelers
Drive-in Doors	2
Truck Court Depth	135'
Auto Parking	178
Column Spacing	54' x 47' with 60' Speed bay
Configuration	Rear Loaded
Lighting	Interior LED lighting at 25 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000 amps



Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



## Location Overview





Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



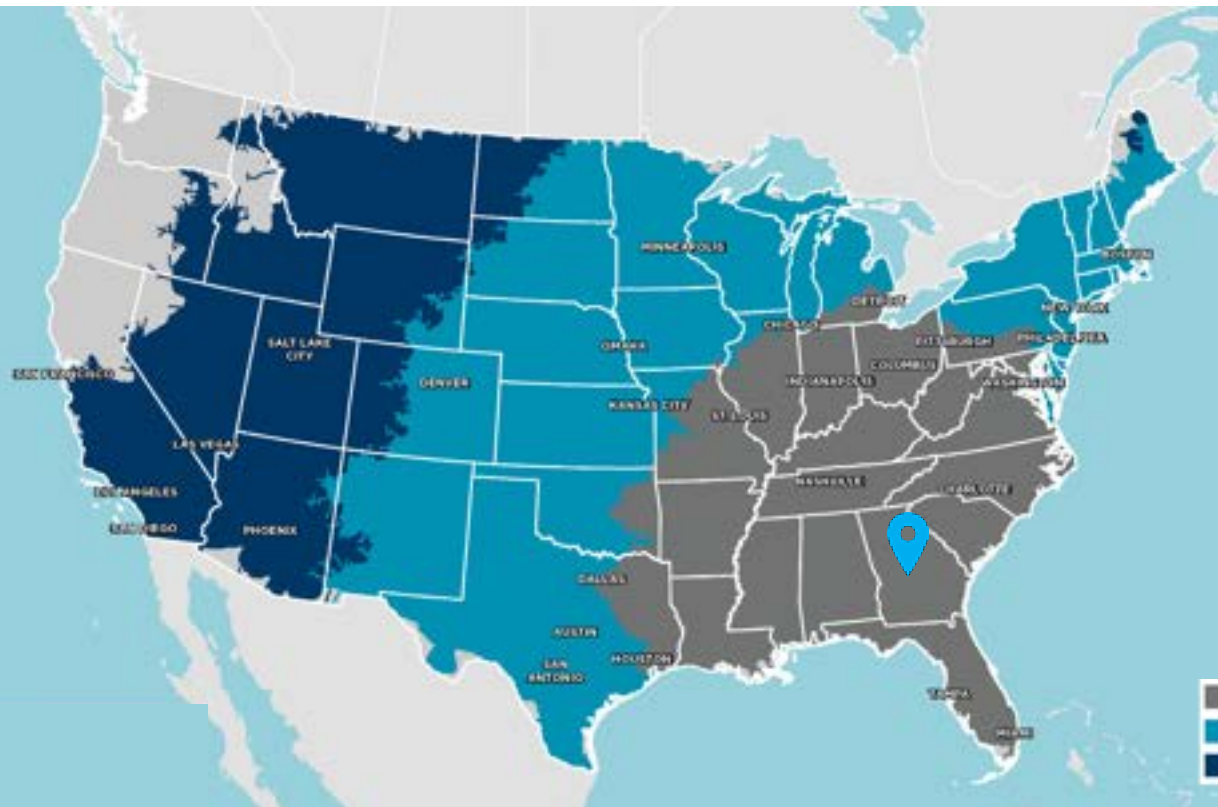
## Industrial Neighbors





# Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



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



**1.5 Miles**  
to I-75



**10 Miles**  
to CSX Intermodal



**14.5 Miles**  
to Norfolk Southern Intermodal



**300 Miles**  
to Port of Charleston



**242 Miles**  
to Port of Savannah



# Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



## 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

