

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



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Property Description

BUILDING 500

±220,996 SF

BUILDING 100

98,633 SF Available

±90 Acre

Development

32'

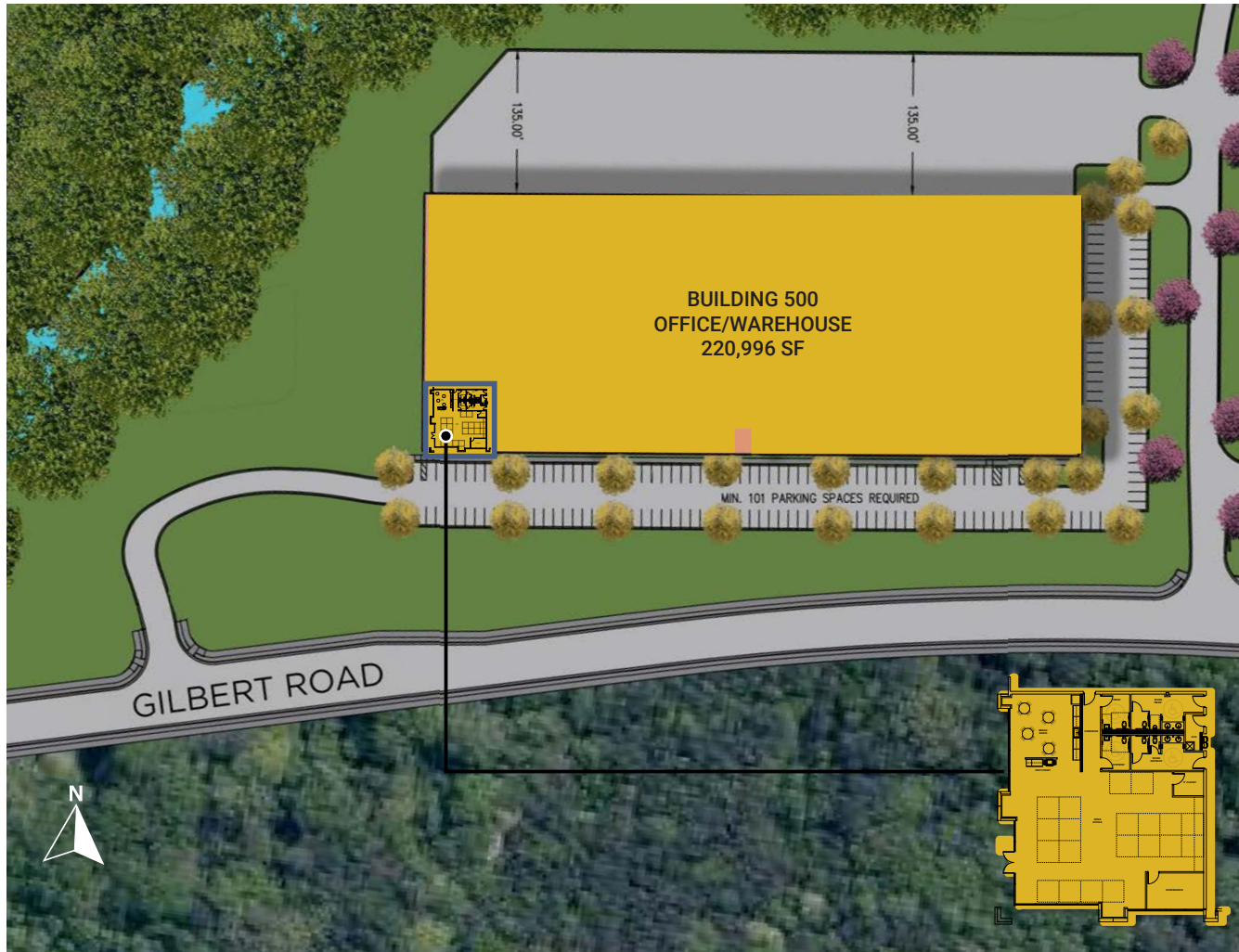
Clear Heights



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Property Features

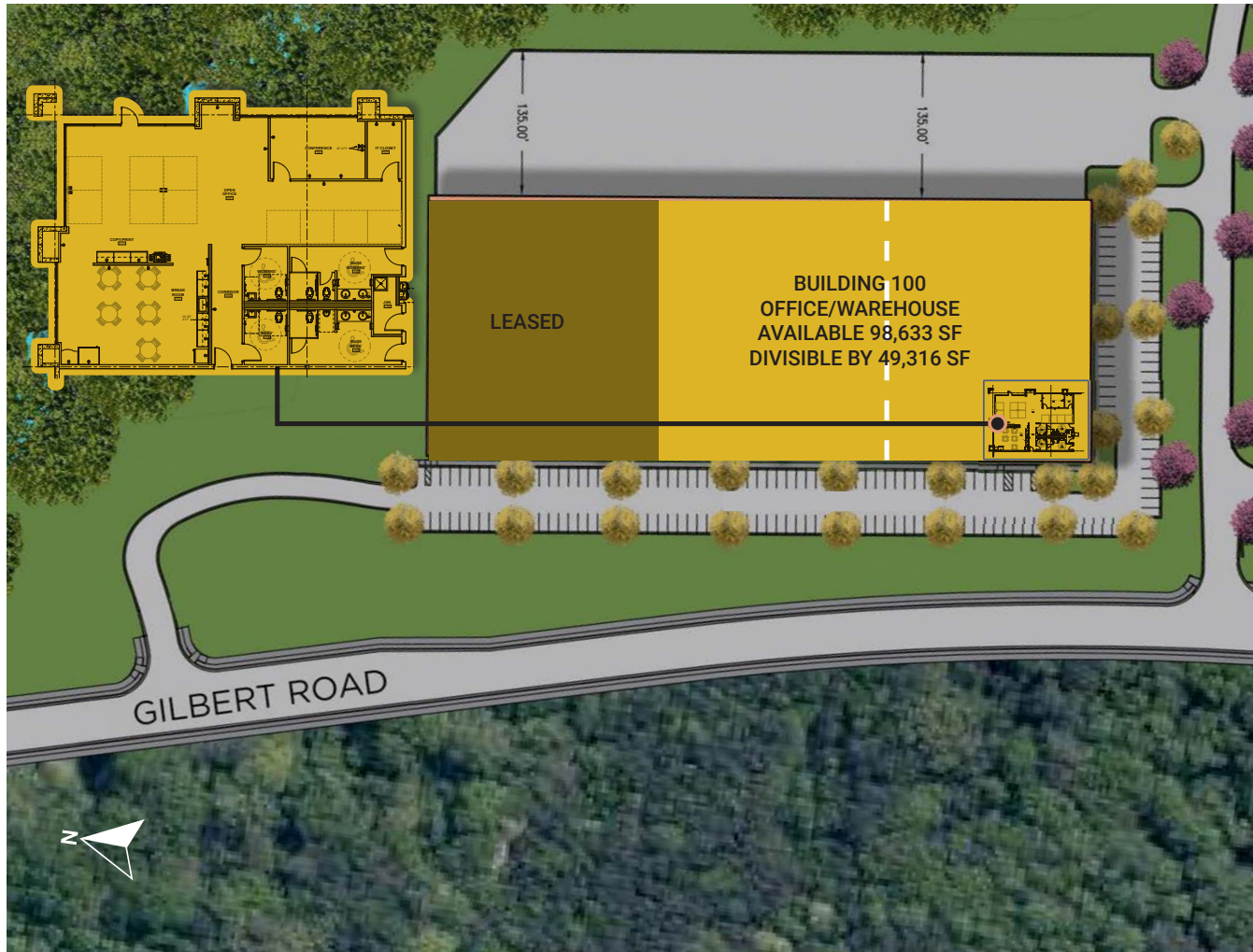
BUILDING 500 | 3968 GILBERT RD.

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

Building 100 | Building 500



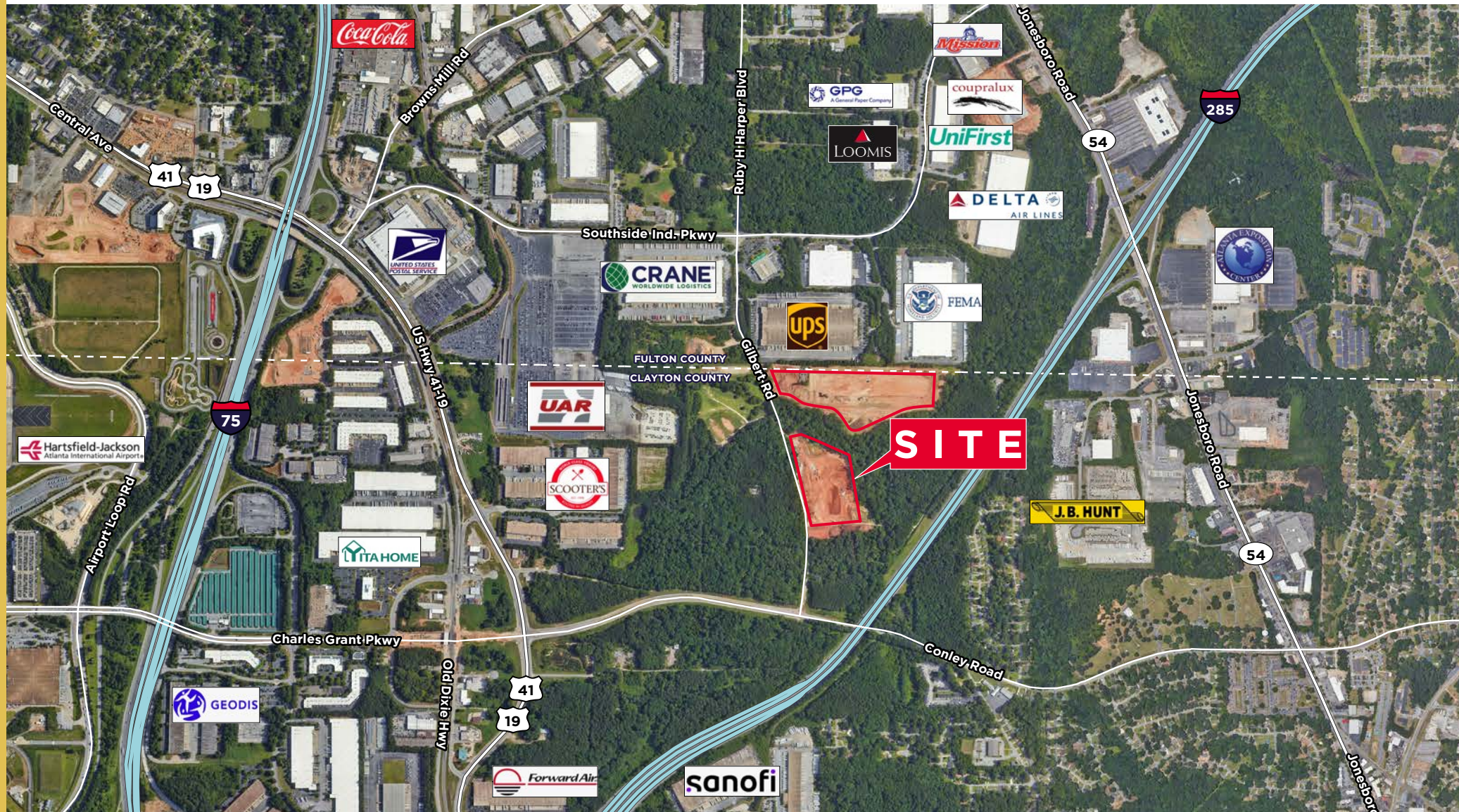
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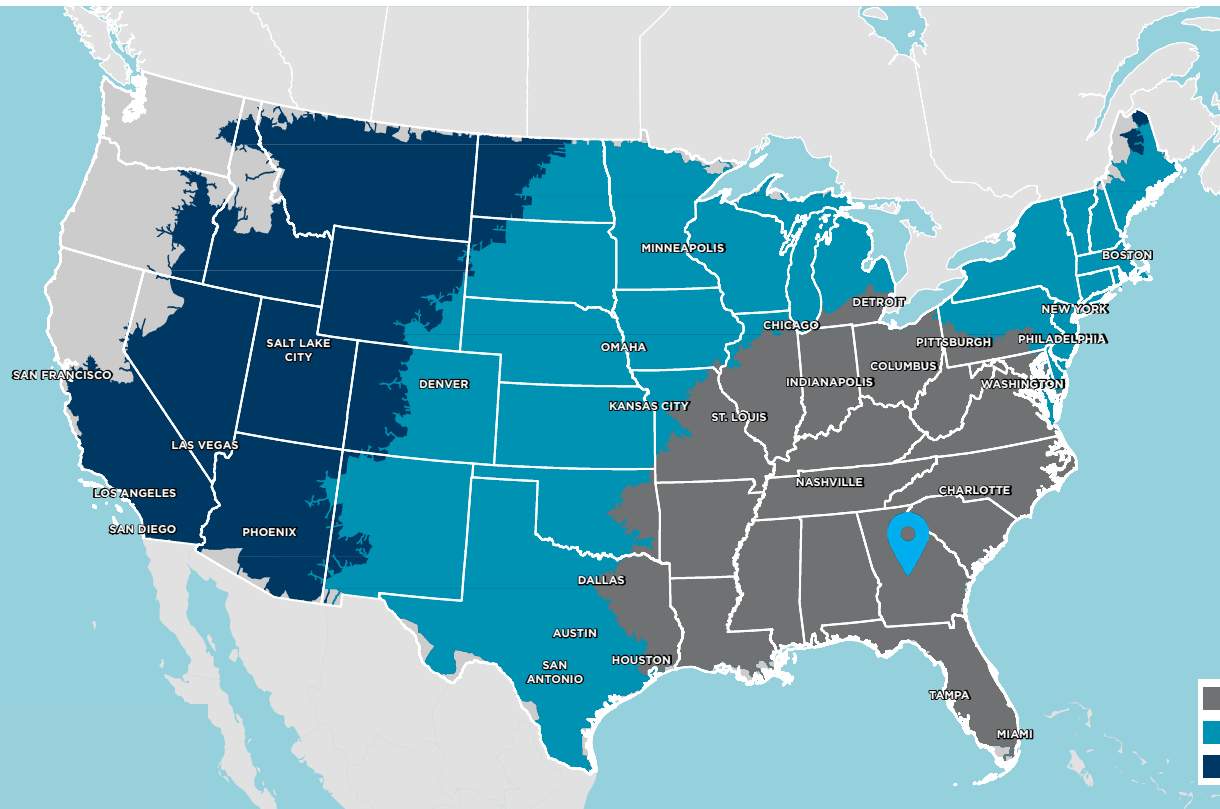
Industrial Neighbors



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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 DAY TRAVEL
2 DAY TRAVEL
3 DAY TRAVEL



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



CUSHMAN &
WAKEFIELD

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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

