



STATE-OF-THE-ART, LAST MILE INDUSTRIAL
PARK OFFERING 3 BUILDINGS ADJACENT TO
ATLANTA AIRPORT AT I-285 & CONLEY RD



PHASE I

FUTURE BUILD-TO-SUIT
SIGNAGE OPPORTUNITIES

AVAILABLE NOW
CLASS A INDUSTRIAL SPACE

Phase 1

±90 Acre
Development

32'
Clear Heights

Coming Soon

Building 200
±150,000 SF

Premiere Infill Location
in Park Setting

±688,206 SF
Total SF Available

Maximum Exposure
with I-285 frontage



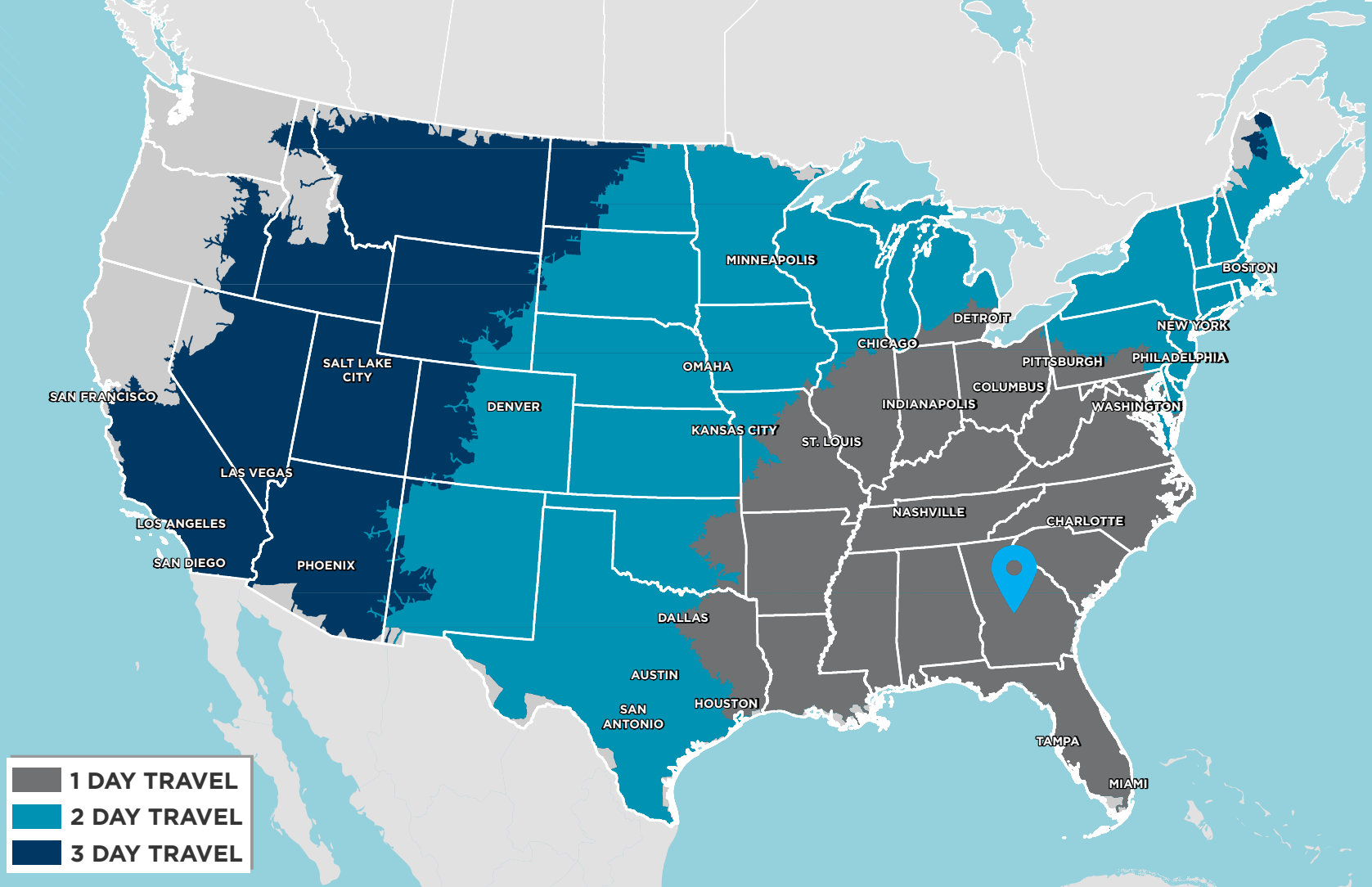
ATLANTA INTERNATIONAL
AIRPORT

DOWNTOWN
ATLANTA

**VICTORY
LANDING**
LOGISTICS CENTER

**LAND YOUR BUSINESS IN
A ONE-OF-A-KIND CLAYTON
COUNTY LOCATION!**

**\$40M OF ROAD
IMPROVEMENTS RECENTLY
COMPLETED TO GILBERT RD.**



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



1.5 Miles
to I-75



2 Miles
to Atlanta
International
Airport



10 Miles
to CSX
Intermodal



14.5 Miles
to Norfolk
Southern
Intermodal



242 Miles
to Port of
Savannah

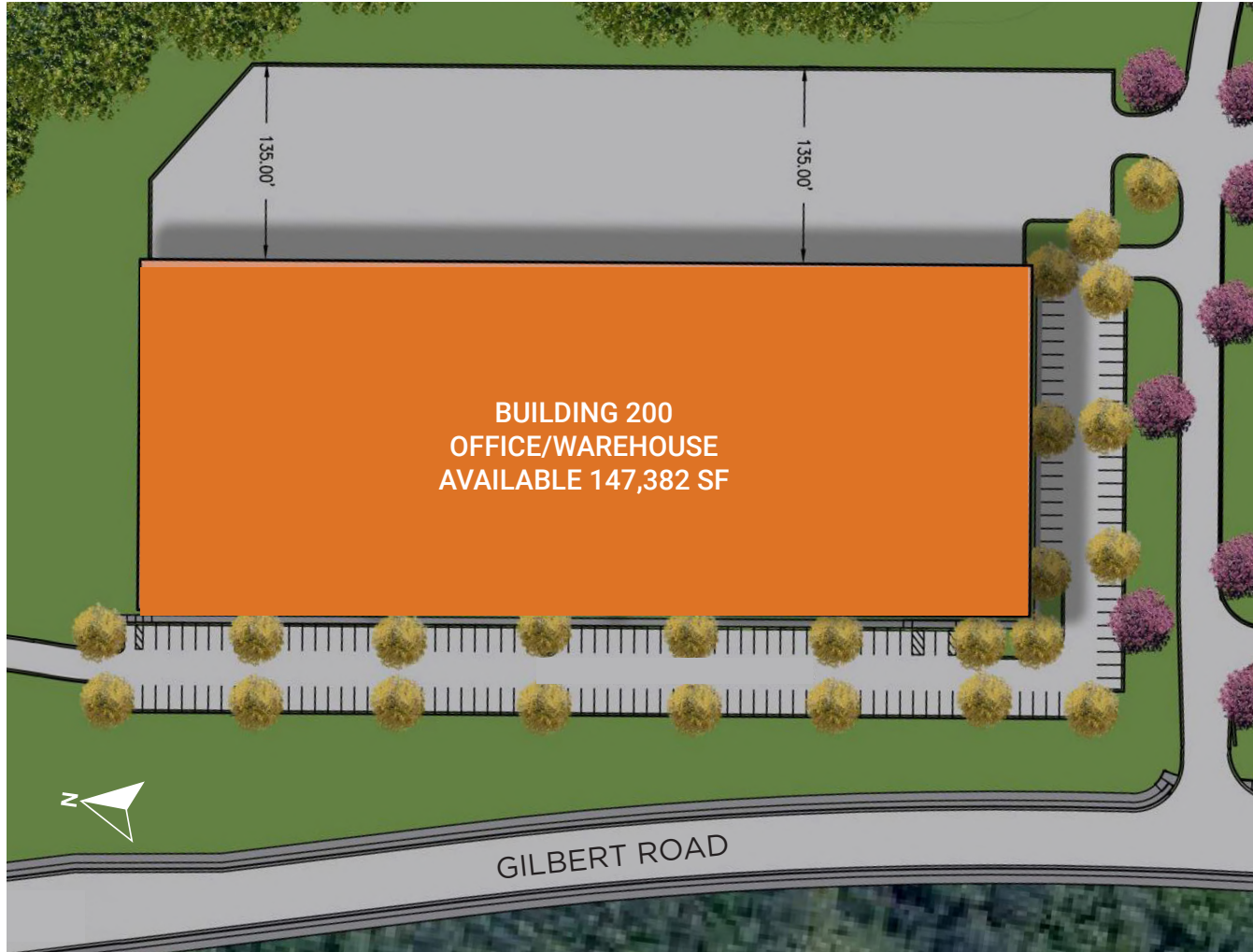


300 Miles
to Port of
Charleston

UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

Building 200

3996 Gilbert Road Atlanta, GA 30354



Property Features

BUILDING 200 | 3996 GILBERT RD.

Total Building Size	147,382 SF
Available	147,382 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



Pat Murphy
Managing Director
+1 404 682 3405
pat.murphy@cushwake.com

Lisa B. Pittman, SIOR
Executive Director
+1 404 309 5309
lisa.pittman@cushwake.com

Andrew Thurman
Senior Associate
+1 404 682 3429
andrew.thurman@cushwake.com



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.