



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



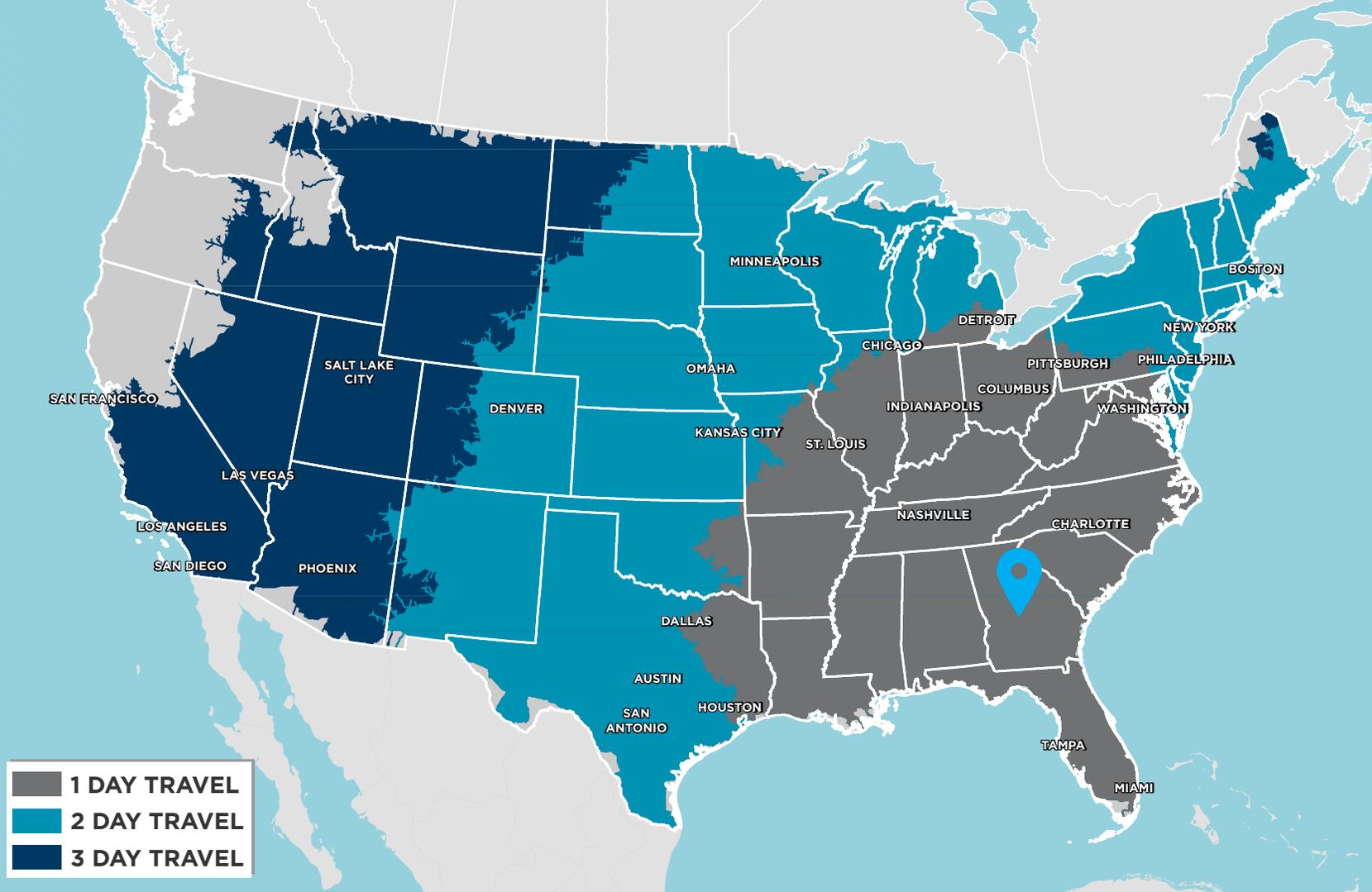
**DOWNTOWN  
ATLANTA**

**ATLANTA INTERNATIONAL  
AIRPORT**

**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

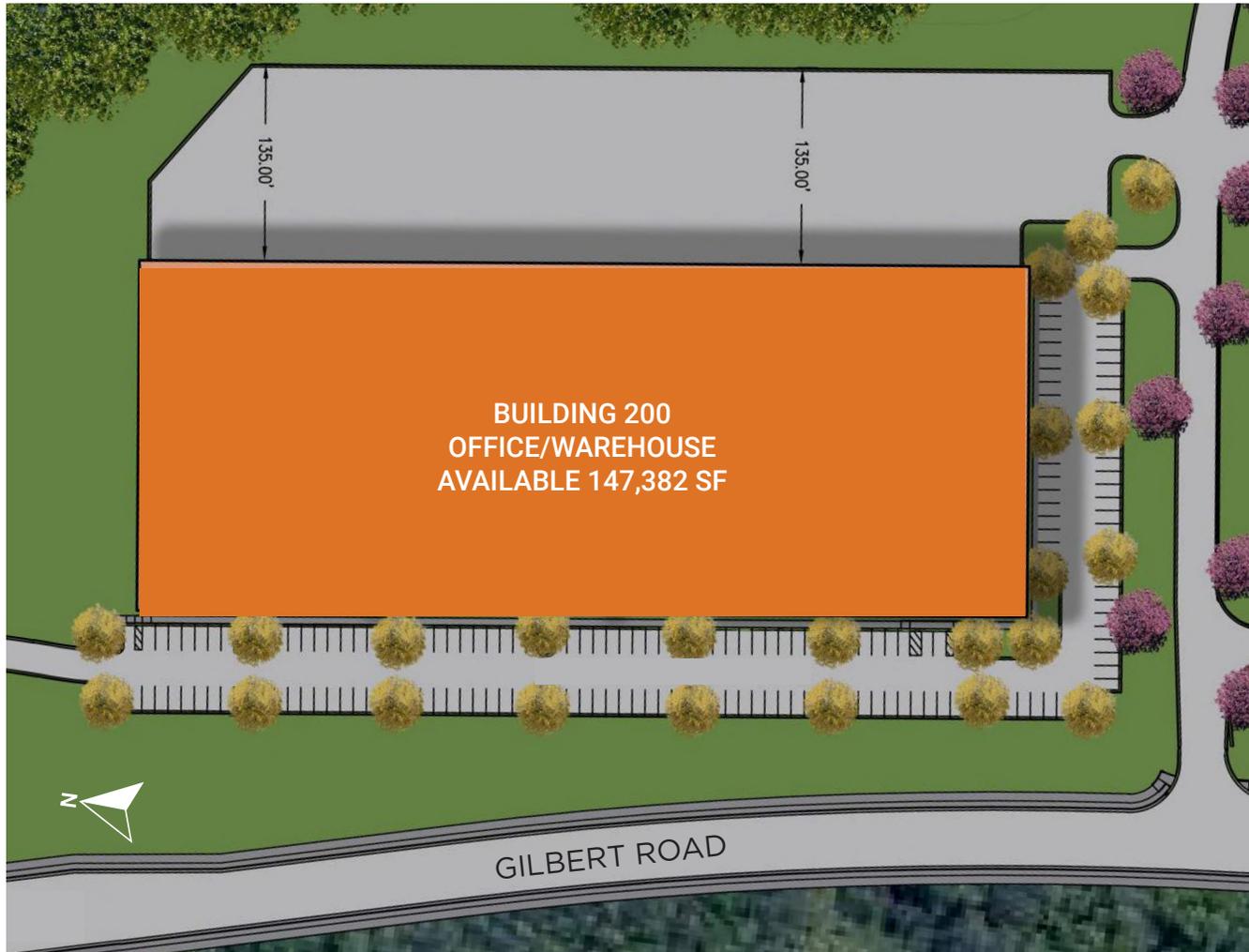


**300 Miles**  
to Port of  
Charleston

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



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