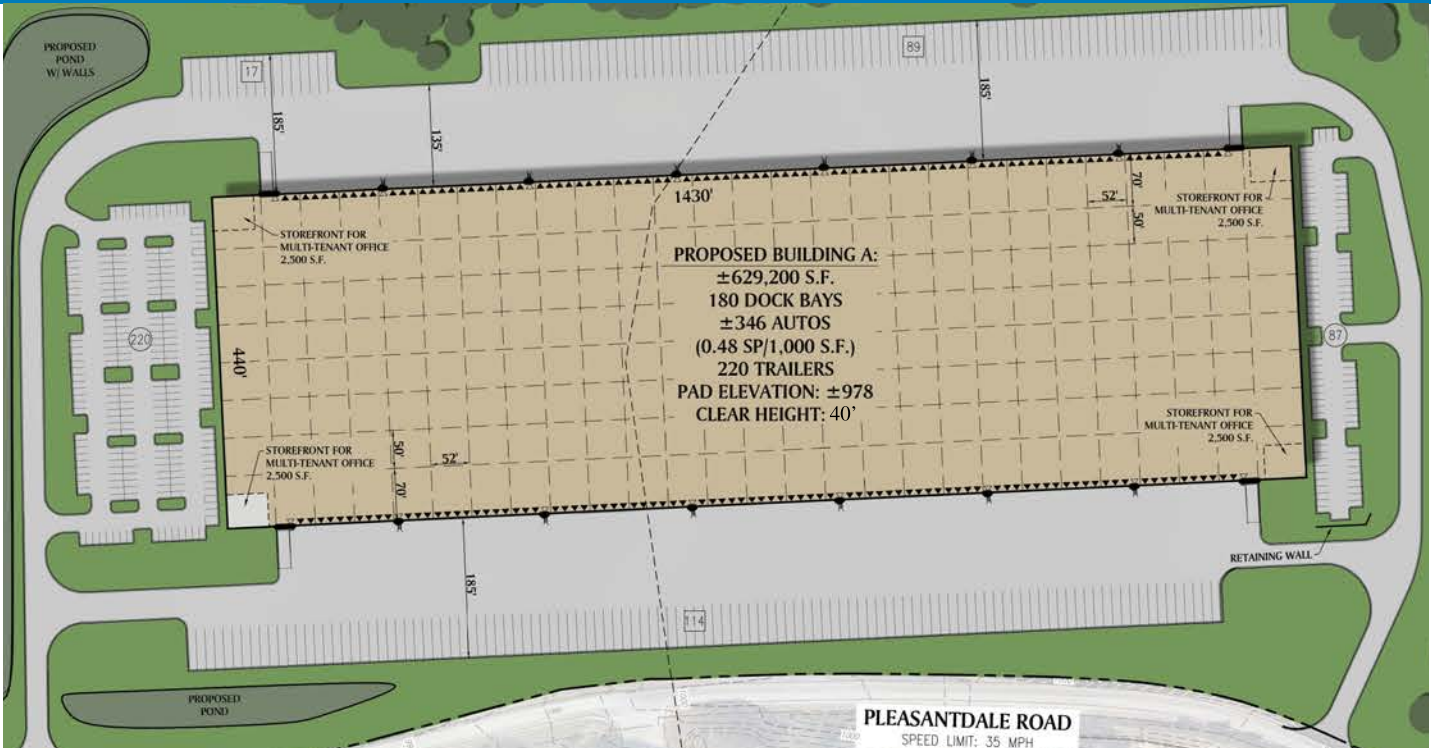


# PLEASANTDALE EXCHANGE

W. P. CAREY

4300 Pleasantdale Road  
Atlanta, GA 30340

+/- 629,200 SF Available for Lease



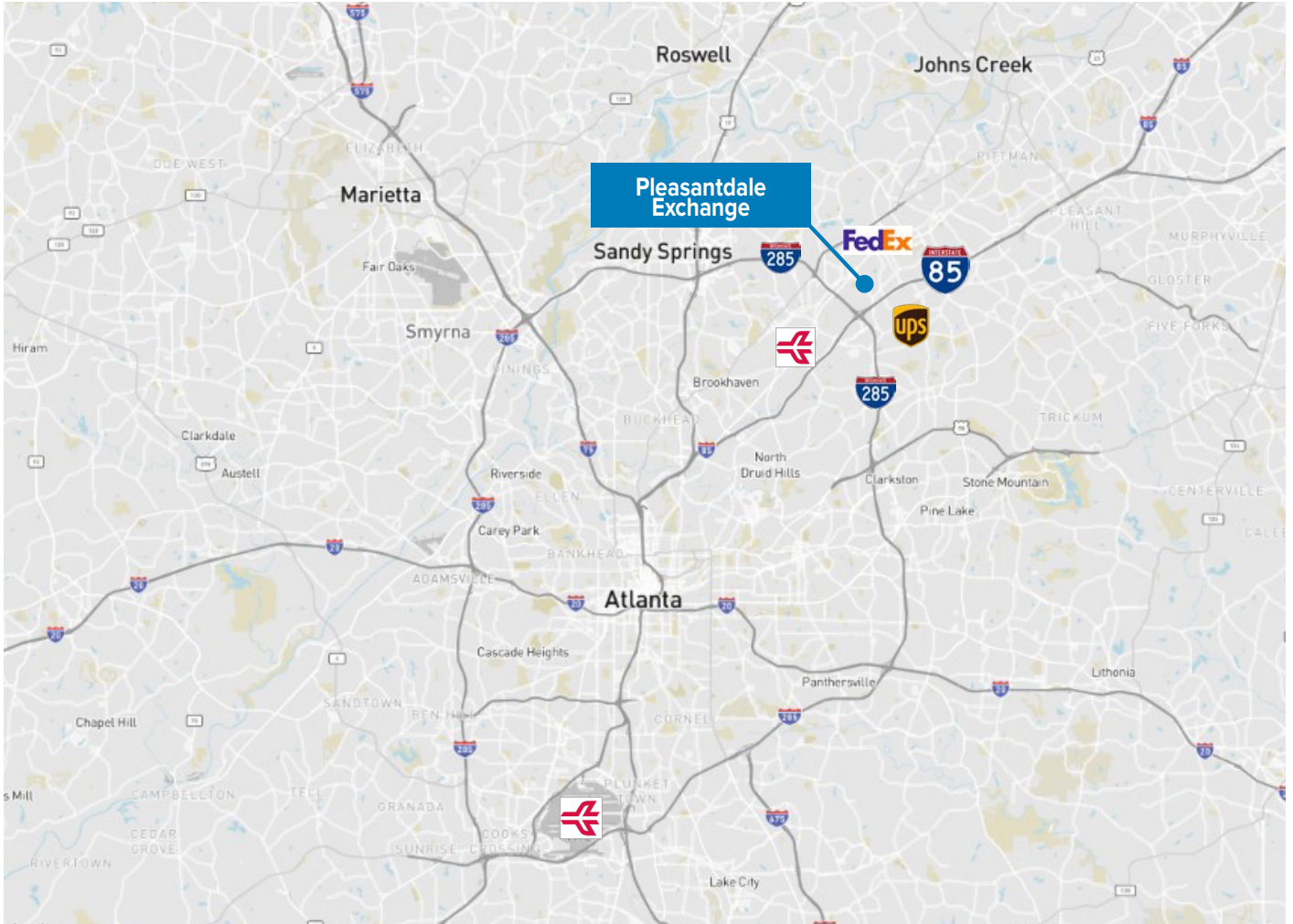
## Building Specifications - Building A

<b>Available SF</b>	+/- 629,200 SF	<b>Drive-in Doors</b>	Four (4)
<b>Building Dimensions</b>	1,430' x 440'	<b>Auto Parking Spaces</b>	+/- 346 spaces
<b>Land Area</b>	+/- 48.93 acres	<b>Trailer Parking Spaces</b>	220
<b>Office SF</b>	2,500 SF office	<b>Truck Court Depth</b>	185'
<b>Clear Height</b>	40'	<b>Fire Protection</b>	ESFR
<b>Loading Docks</b>	180 - 9'x10' dock bays	<b>Building Power</b>	4000A switchgear (additional power available)

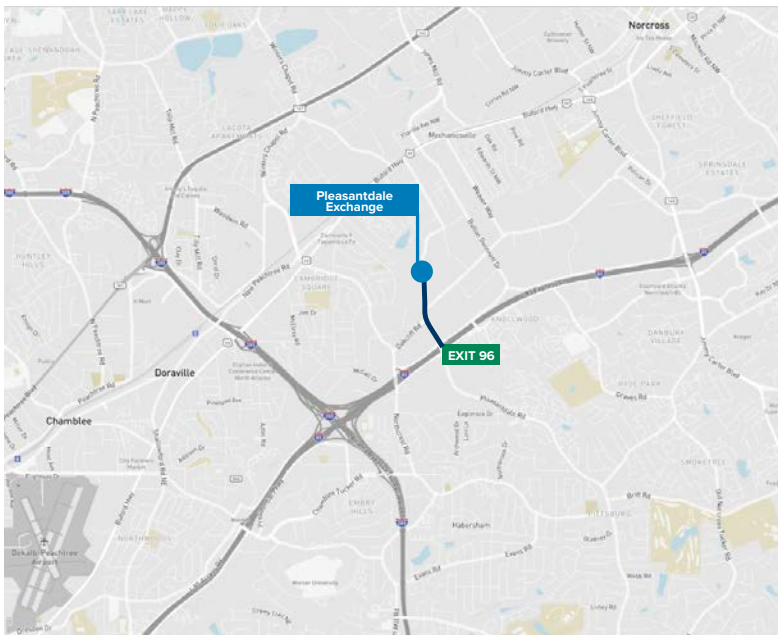
Site Power Infrastructure: 10MW of existing site power capacity served by two 46kV services. Site is located ~500' from 230kV and 115kV transmission lines.

# +/-629,200 SF

Available for Lease



## Location Highlights



Airports	Distance
Hartfield-Jackson Atlanta International Airport	23 miles
Peachtree-Dekalb Airport	5.9 miles
Interstates and Intermodals	
I-85	0.5 mile
I-285	1.3 miles
FedEx Hub	3.8 miles
UPS Hub	0.9 mile
Ports	
Port of Savannah	261 miles
Port of Charleston	303 miles

# PLEASANTDALE EXCHANGE

## Demographics

4300 Pleasantdale Road

Atlanta, GA 30340

### 2024 Median Household Income

**\$48,793**

1 mile

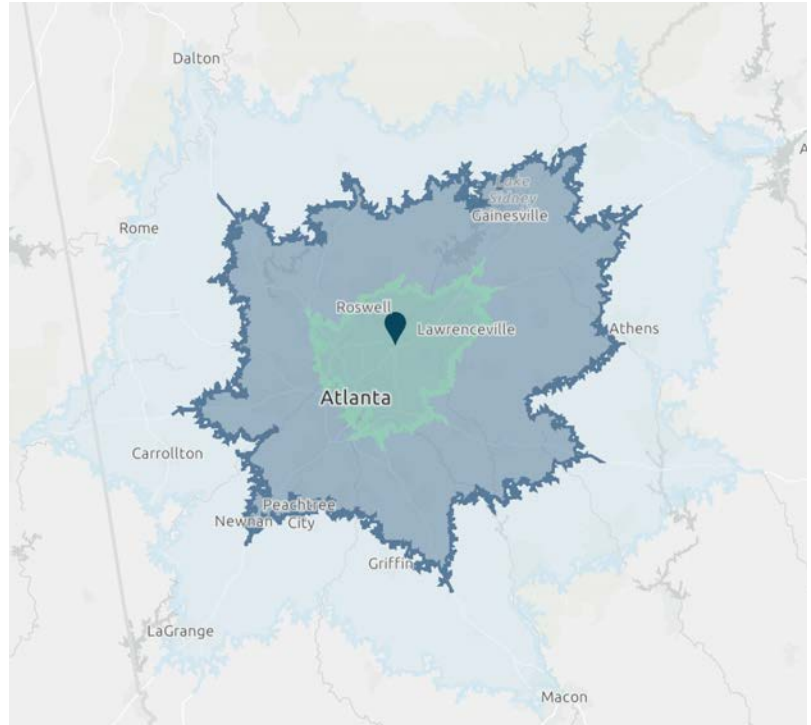
**\$75,937**

5 miles

**\$90,519**

10 miles

### Drive Times



W. P. CAREY

Founded in 1973, W. P. Carey ranks among the largest net lease REITs with an enterprise value of approximately \$22 billion and a well-diversified portfolio of high-quality, operationally critical commercial real estate, which includes 1,614 net lease properties covering approximately 177 million square feet, as of March 31, 2025. With offices in New York, London, Amsterdam and Dallas, the company remains focused on investing primarily in single-tenant, industrial, warehouse and retail properties located in the U.S. and Northern and Western Europe, under long-term net leases with built-in rent escalations.

[wpcarey.com](http://wpcarey.com)



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