

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



150,000 SF BTS AVAILABLE IN CLAYTON COUNTY

Building 200

Gilbert Road Atlanta, GA 30354

CABOT |

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Park Overview

BUILDING 200
150,000 SF Available
for BTS

±49.7 Acres
Development

32'
Clear Heights

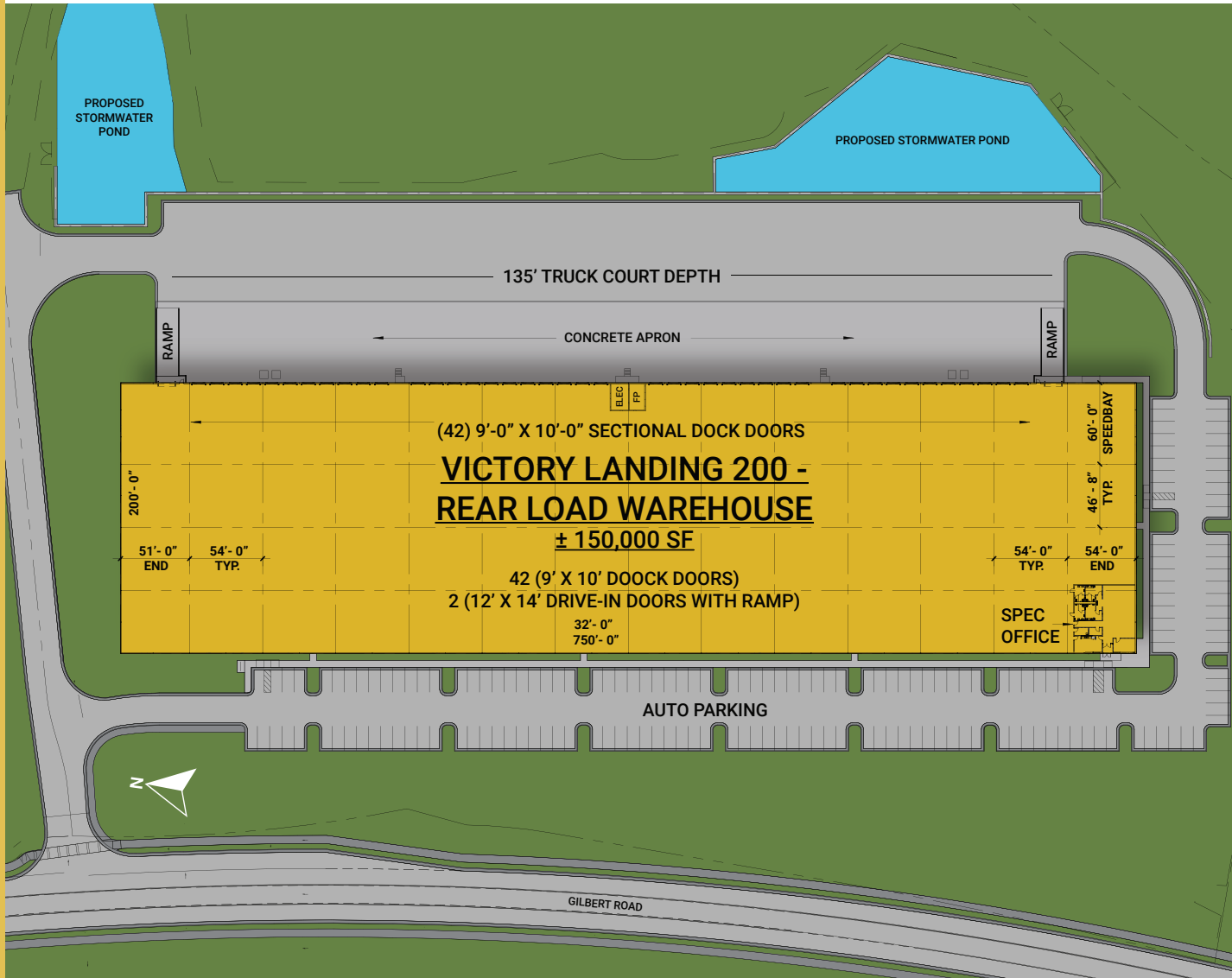


AVAILABLE NOW
BUILD TO SUIT

AVAILABLE NOW CLASS A
INDUSTRIAL SPACE

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
Timeline	9-10 months from permitting

Building 200

3996 Gilbert Road Atlanta, GA 30354



Location Overview

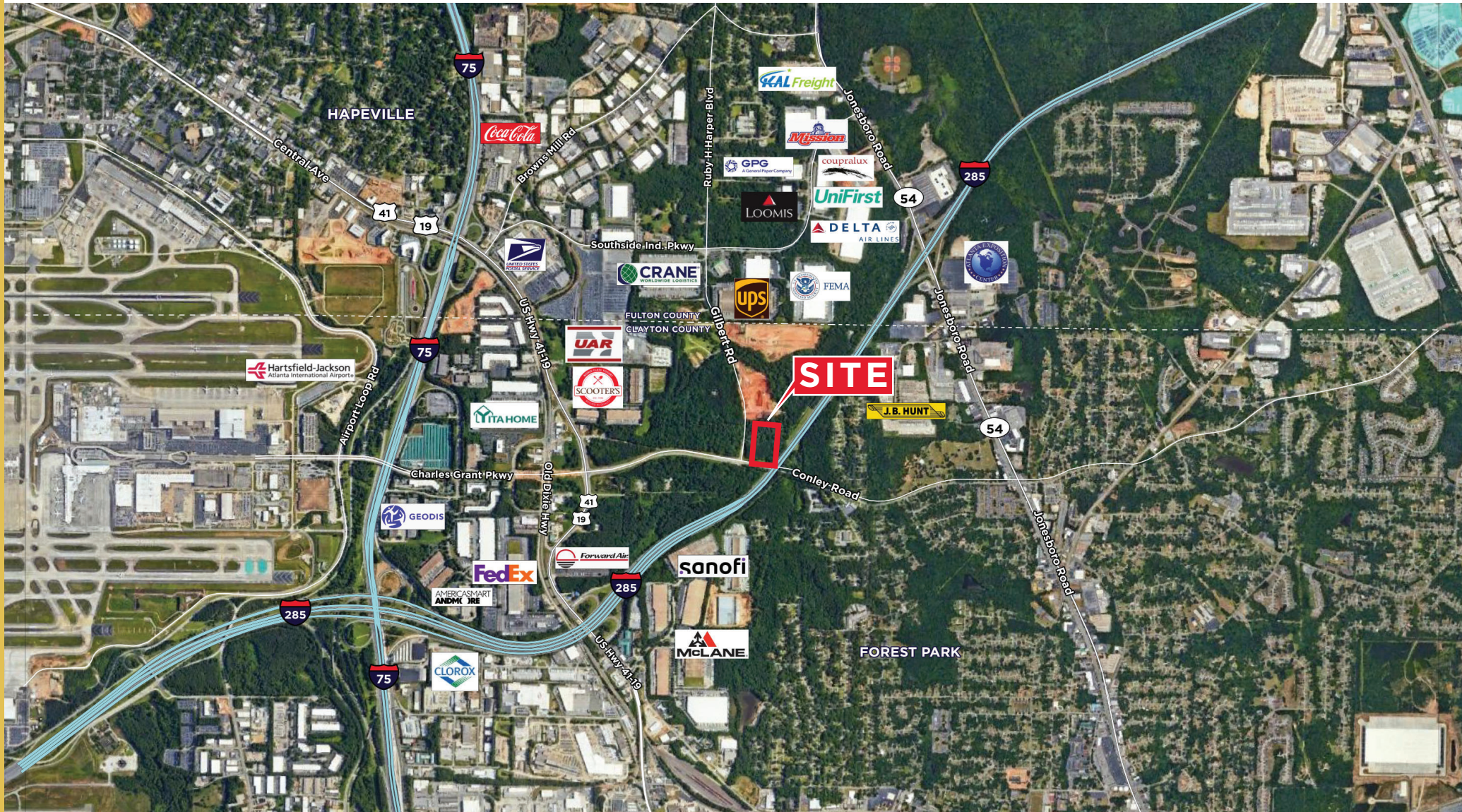


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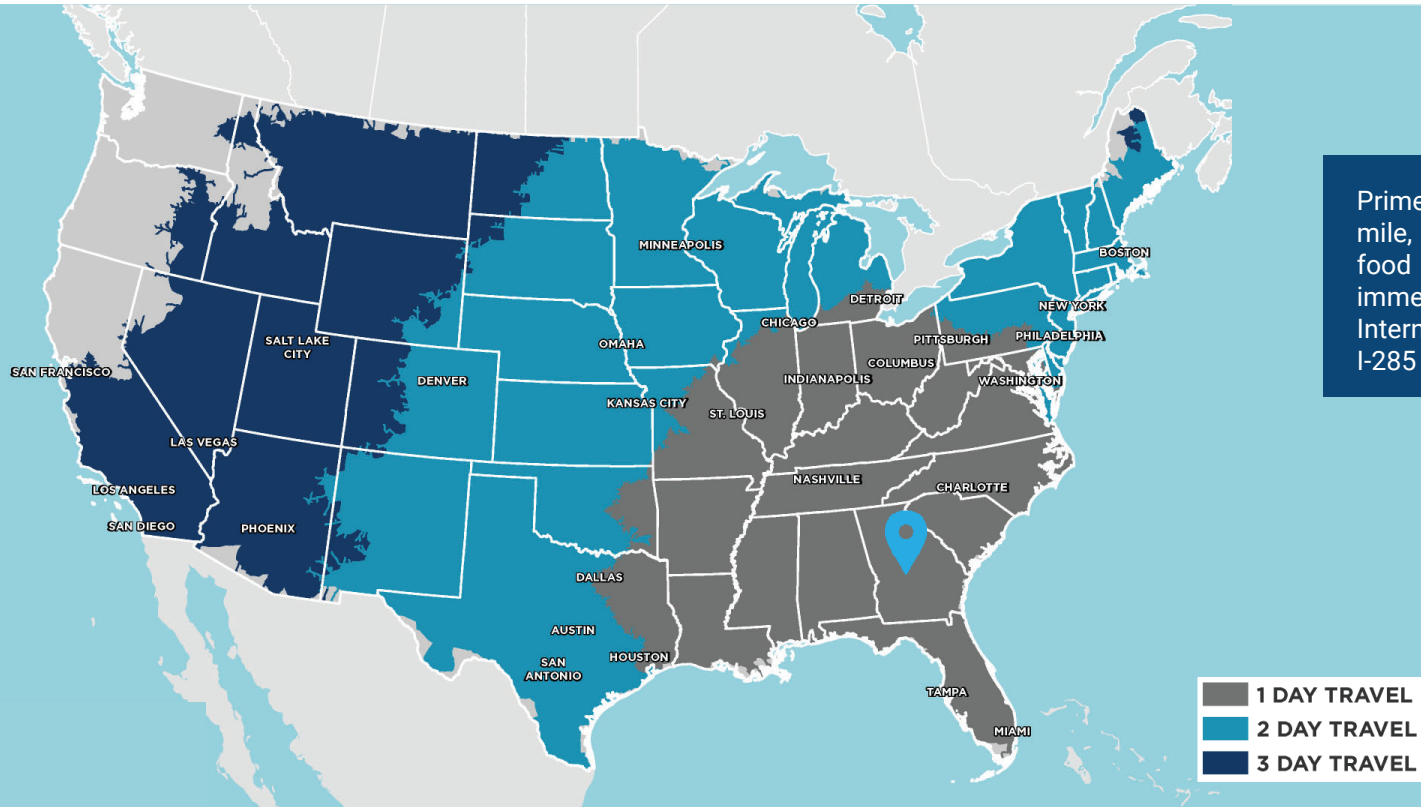


Industrial Neighbors



Building 200

3996 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

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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

