



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

**UP TO 271,066 SF AVAILABLE
IN CLAYTON COUNTY**

Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



For more information, contact:

LISA B. PITTMAN, SIOR

Executive Managing Director
+1 404 309 5309
lisa.pittman@cushwake.com

PAT MURPHY

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

TARA HEALY

Director
+1 404 682 3430
tara.healy@cushwake.com



No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to error and omission.

UP TO 271,066 SF AVAILABLE IN CLAYTON COUNTY

Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



Park Overview

BUILDING 500

110,498 SF Available

BUILDING 100

50,070 SF Available

BUILDING 200

150,000 SF Available

±63.81 Acres

Development

32'

Clear Heights



**AVAILABLE NOW CLASS A
INDUSTRIAL SPACE**

Building 500

3968 Gilbert Road Atlanta, GA 30354

±220,996 SF



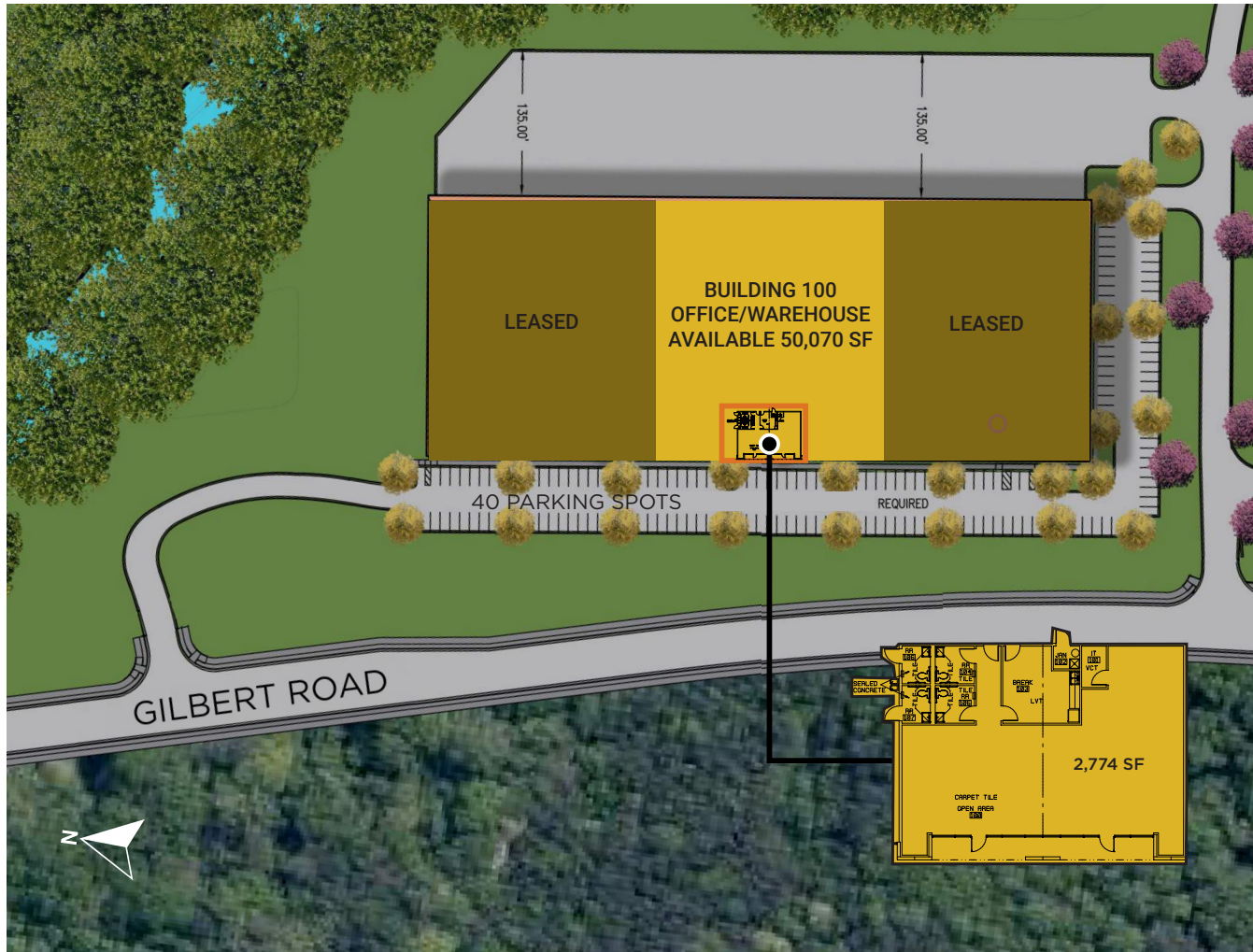
Property Features

BUILDING 500 3968 GILBERT RD.

Total Building Size	±220,996 SF
Total Space Available	±110,498 SF
Office Space	±3,231 SF
Building Dimensions	215' x 1024'
Clear Height	32'
Available Dock High Doors	30 with 2 levelers
Available Drive-in Doors	1
Truck Court Depth	185'/125'
Auto Parking	150
Column Spacing	52'w x 51'8" d
Configuration	Front Load
Lighting	Interior LED lighting at 25 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000
Office Space	BTS

Building 100

3996 Gilbert Road Atlanta, GA 30354



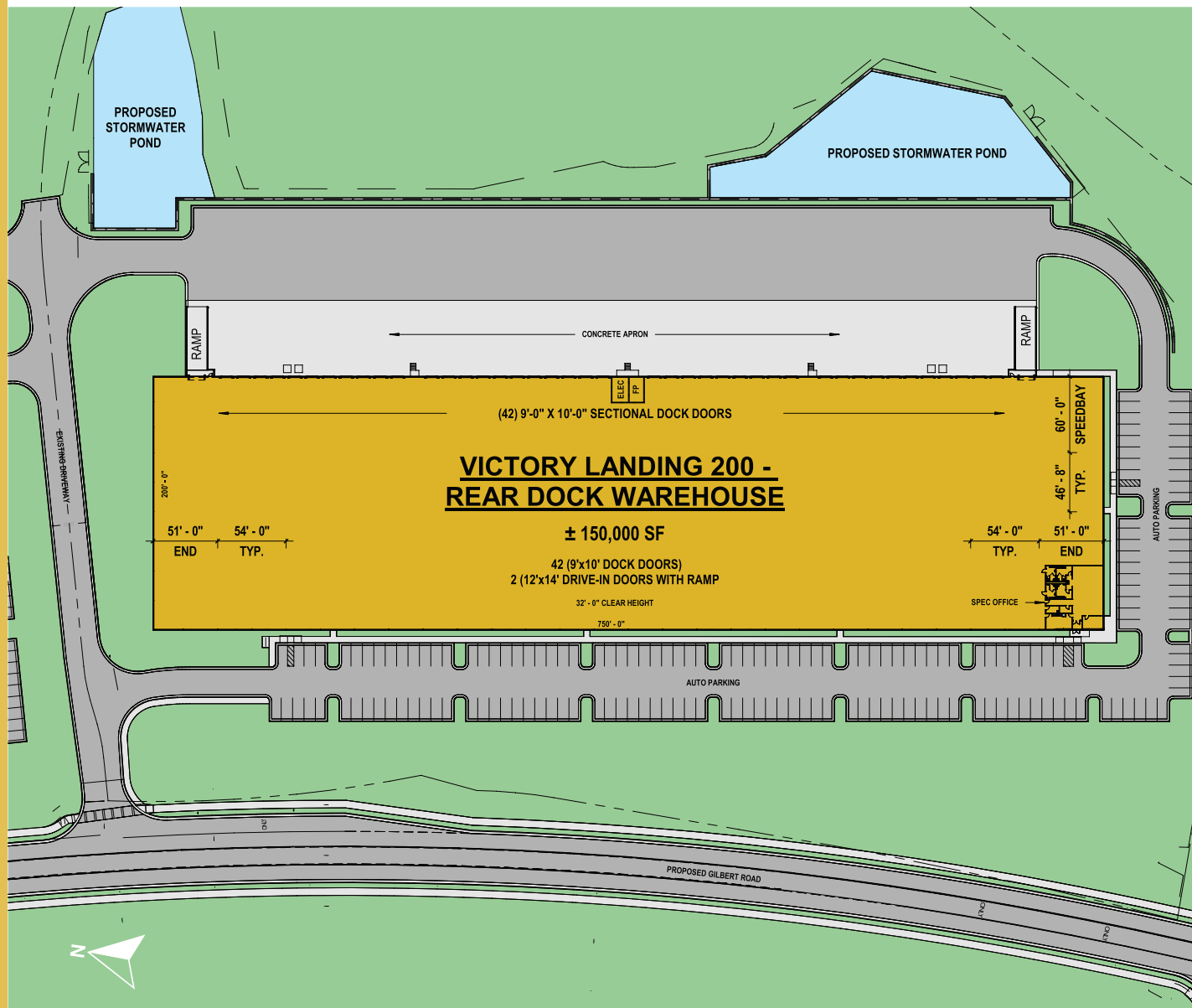
Property Features

BUILDING 100 3996 GILBERT RD.

Total Building Size	147,382 SF
Available	50,070 SF
Office Space	±2,774 SF
Building Dimensions	240' - 614'
Clear Height	32'
Dock High Doors	14
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

Building 200

Under Construction – Delivering Q1 27



Property Features

BUILDING 200 | Q1 2027 Q1 27

Total Building Size	150,000 SF
Total Space Available	150,000 SF
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 46': 8"
Configuration	Rear Loaded
Lighting	Interior LED lighting at 30 FC
Sprinkler System	ESFR
Construction	Concrete Tilt Wall
Power	2500 KVA/3000 amps

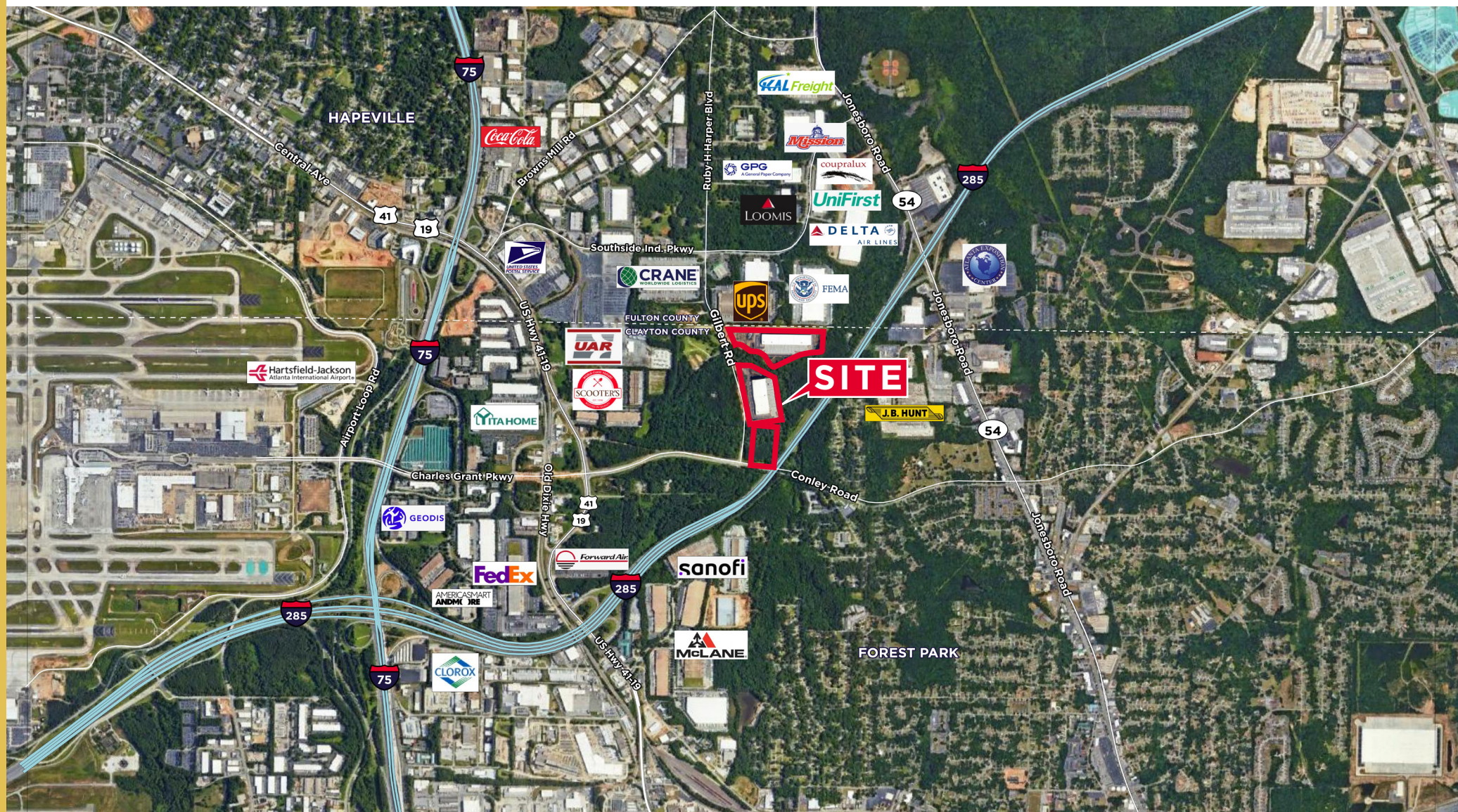
[illegible]

Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354

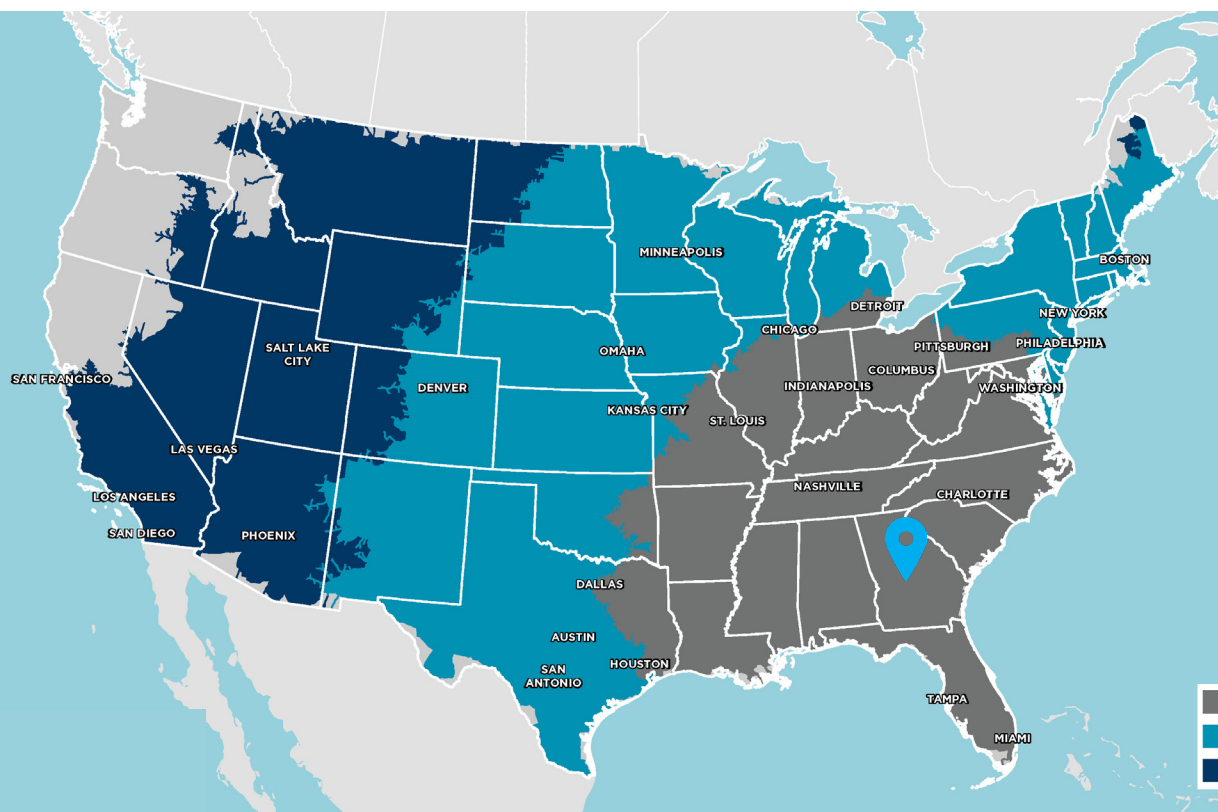


Industrial Neighbors

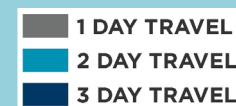


Building 500 | Building 100 | Building 200

3996 & 3968 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

Building 500 | Building 100 | Building 200

3996 & 3968 Gilbert Road Atlanta, GA 30354



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

