

AVAILABLE FOR
LEASE

±10,250 SF ON ±4.67 AC

INDUSTRIAL OUTDOOR STORAGE & MAINTENANCE / SERVICE FACILITY



**4490 Bowman
Industrial Ct**
Conley, GA 30288

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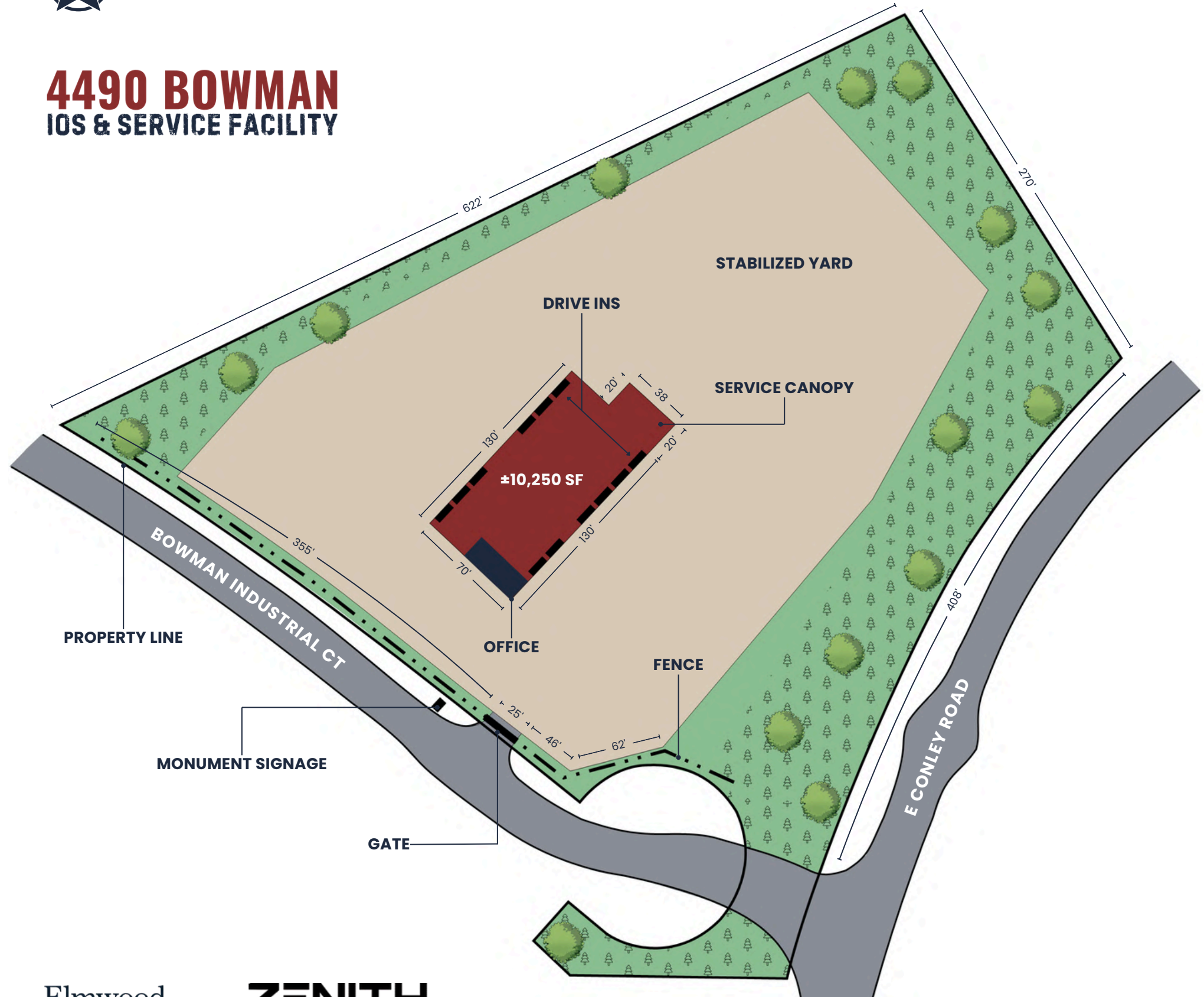
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Elmwood
& Company

ZENITH
Industrial Outdoor Storage



4490 BOWMAN IOS & SERVICE FACILITY



Elmwood
& Company

ZENITH
Industrial Outdoor Storage

PROPERTY DETAILS

ADDRESS	4490 Bowman Industrial Court
CITY, STATE, ZIP	Conley, GA 30288
COUNTY	DeKalb (Parcel ID: 15 014 01 010)
SUBMARKET	South Atlanta / Airport
ZONING	M - Industrial
AVAILABILITY	Immediate
LEASE TYPE	NNN - OPEX \$5.27/SF/Year (estimate)
BUILDING TYPE	Truck/Trailer Repair Facility
BUILDING SIZE	±10,250 Square Feet
LOT SIZE	±4.67 Acres
BUILDING HEIGHT	22 Feet
TRUCK BAY DEPTH	±70 Feet (Fit Full Size Trailer)
DOORS	12 Drive-In (14' w x 16' h)
POWER	3 Phase, 4-Wire, 200 Amp
YARD	Stabilized (Gravel/Rock)
SECURITY	Exterior Fencing + Heavy Duty Barbed Wire
LIGHTING	Exterior LED Lighting
LEASE RATE	Upon Request

RECONSTRUCTION OF TRUCK ENTRY WITH REINFORCED CONCRETE DESIGNED FOR HEAVY TRUCK TRAFFIC

SERVICING OF ALL OVERHEAD DOORS

REPAIR FENCE

REPAIR GATE

REPAIR FENCE

YARD REGRADING & GRAVEL STABILIZATION

NEW EXTERIOR LIGHTING

OFFICES & INTERIOR

- NEW FLOORING, PAINT, CEILING TILES, BASEBOARDS
- FULL HVAC REPLACEMENT (4-TON) + WINDOW UNITS
- NEW KITCHENETTE CABINETS, COUNTERTOP, AND SINK
- ALL RESTROOMS RENOVATED WITH NEW FIXTURES
- NEW WATER HEATERS AND WATER FOUNTAIN

SHOP / WAREHOUSE

- FULL PRESSURE WASH AND DEEP CLEAN
- ALL GAS UNIT HEATERS INSPECTED AND SERVICED
- NEW INSULATION THROUGHOUT SHOP
- NEW FIRE EXTINGUISHERS WITH PROPER MOUNTING
- SAFETY RAILINGS REPAIRED AND REPAINTED
- SKYLIGHT PANELS CLEANED FOR NATURAL LIGHT

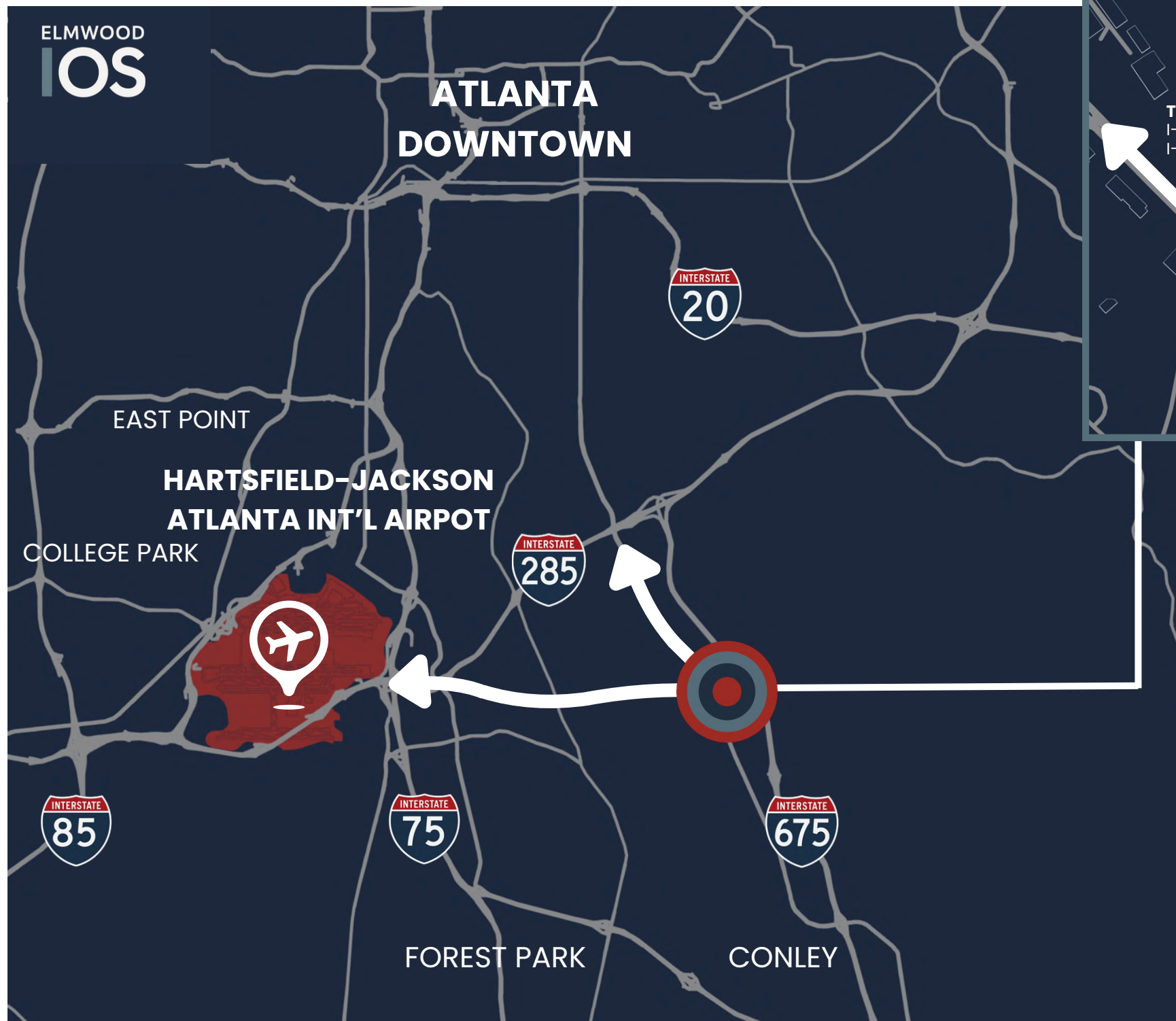
EXTERIOR & SITE IMPROVEMENTS

- EXTERIOR CINDER BLOCK AND ENTRY DOORS PAINTED
- NEW EXTERIOR LIGHTING AND ELECTRICAL UPGRADES
- DRYWALL REPAIRS THROUGHOUT
- FULL DEBRIS REMOVAL
- PARKING PAD REPAIRED WITH GRAVEL

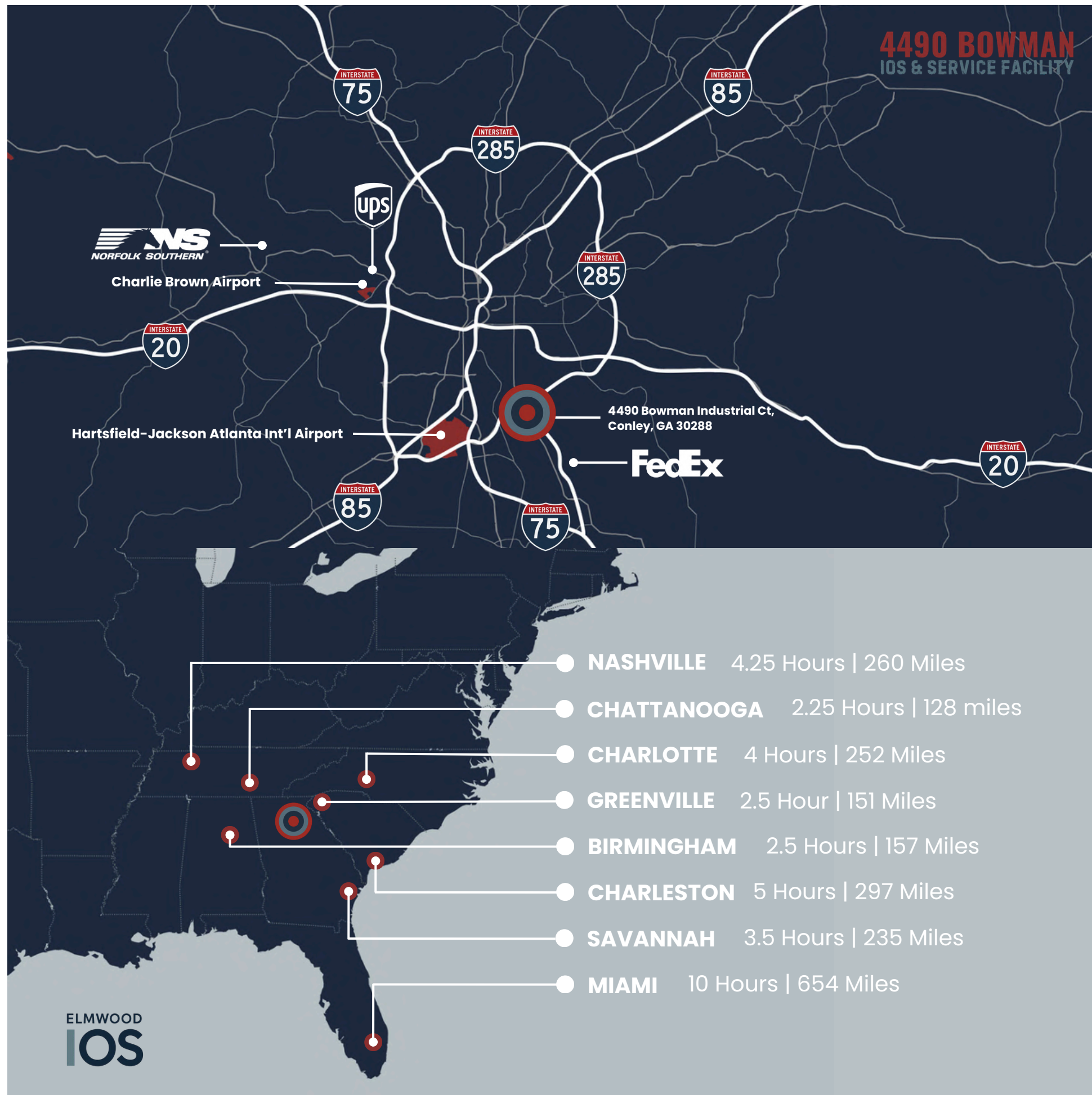


IMMEDIATE ACCESS

Highway and Airport **Connectivity**



- World's busiest airport (21 consecutive years)
- 108 million annual passengers (2024)
- Top airport for domestic connectivity
- Largest airline hub for Delta Air Lines
- Within a two-hour flight of 80% of the U.S. population



REGIONAL ACCESS



PARCEL HUBS

FedEx Ground 3.3 Miles

UPS Customer Center 25.3 Miles



RAIL INTERMODAL

Norfolk Southern Austell 28.2 Miles

CSX Fairburn 21.6 Miles



AIRPORTS

Hartsfield-Jackson Atlanta Int'l Airport 5.2 Miles

Charlie Brown Airport 19.1 Miles



INTERSTATES

Interstate 285 2.1 Miles

Interstate 75 5.0 Miles

Interstate 20 5.6 Miles



SAVANNAH PORT

Garden City Terminal 241 Miles

Ocean Terminal 240 Miles

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