



For Lease

Three-Building Master-Planned Industrial Park

±615,300 square feet total

4300 Pleasantdale Rd, Atlanta, GA 30340



W. P. CAREY



Interstate Access: .05 miles to I-85 and 1 mile to I-285



10 megawatts of existing power capacity



Rooftop solar



6 miles to Dekalb-Peachtree Airport (PDK)



Rail served





BUILDING OVERVIEW



3
buildings

±615,300 SF
total square
footage

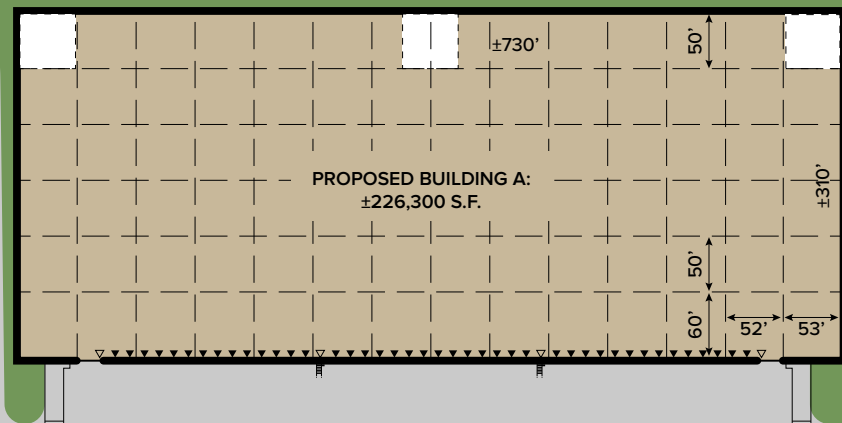
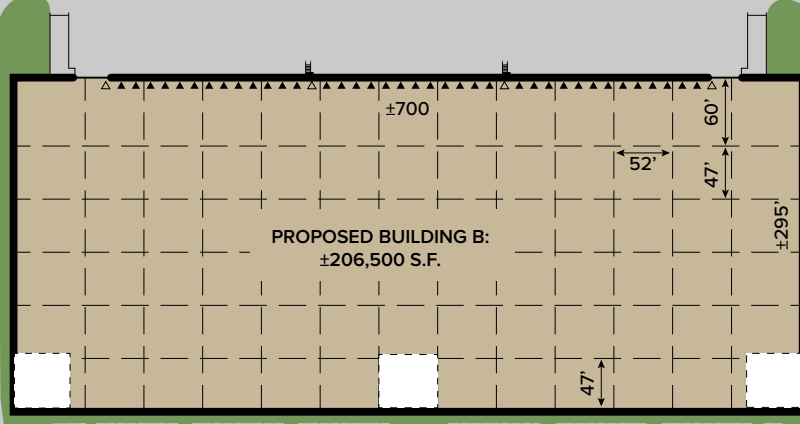
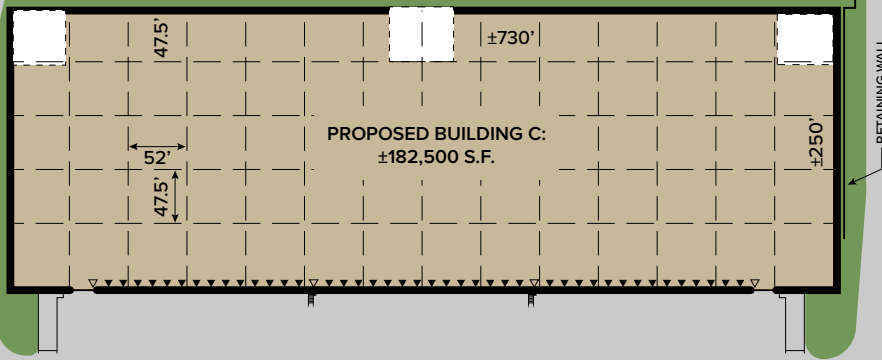
±48.93 acres
Total land
area

Pleasantdale Exchange is a master-planned industrial park offering a distinct “last mile” advantage that sets it apart from its competitors.

Delivering in Q1 2027, this Class A development will feature three buildings totaling ±615,300 square feet, incorporating state-of-the-art building features alongside ample auto and trailer parking. Strategically positioned at the I-85 and I-285 interchange, the project will serve numerous high-density consumer markets along both major transportation corridors.

	BUILDING A	BUILDING B	BUILDING C
Available SF	±226,300 SF	±206,500 SF	±182,500 SF
Building Dimensions	730' x 310'	700' x 295'	730' x 250'
Office SF	2,500 SF	2,500 SF	2,500 SF
Clear Height	40'	40'	36'
Slab Thickness	8'	8'	7'
Column Spacing	52' x 50'	52' x 47'	52' x 47.5'
Dock Doors	47 - 9' x 10'	43 - 9' x 10'	45 - 9' x 10'
Drive-in Doors	2 - 12' x 14'	2 - 12' x 14'	2 - 12' x 14'
Auto Parking Spaces	174	160	129
Trailer Parking Spaces	47	57	57
Truck Court	185'	185'	185'
Fire Protection	ESFR	ESFR	ESFR
Building Power	4000A switchgear (additional power available)	4000A switchgear (additional power available)	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.



PROPOSED POND

NORTHEAST ATLANTA

Prime Proximity

Pleasantdale Exchange sits at the gateway to Atlanta and beyond. This master-planned industrial park provides exceptional flexibility, accommodating industrial tenants of various sizes in a premium location with superior accessibility. Pleasantdale Exchange's infill location provides direct access to Atlanta's urban core, Hartsfield-Jackson Atlanta International Airport and several key logistics hubs throughout the area.

NOTABLE NEIGHBORS

FedEx



AREA DEMOGRAPHICS

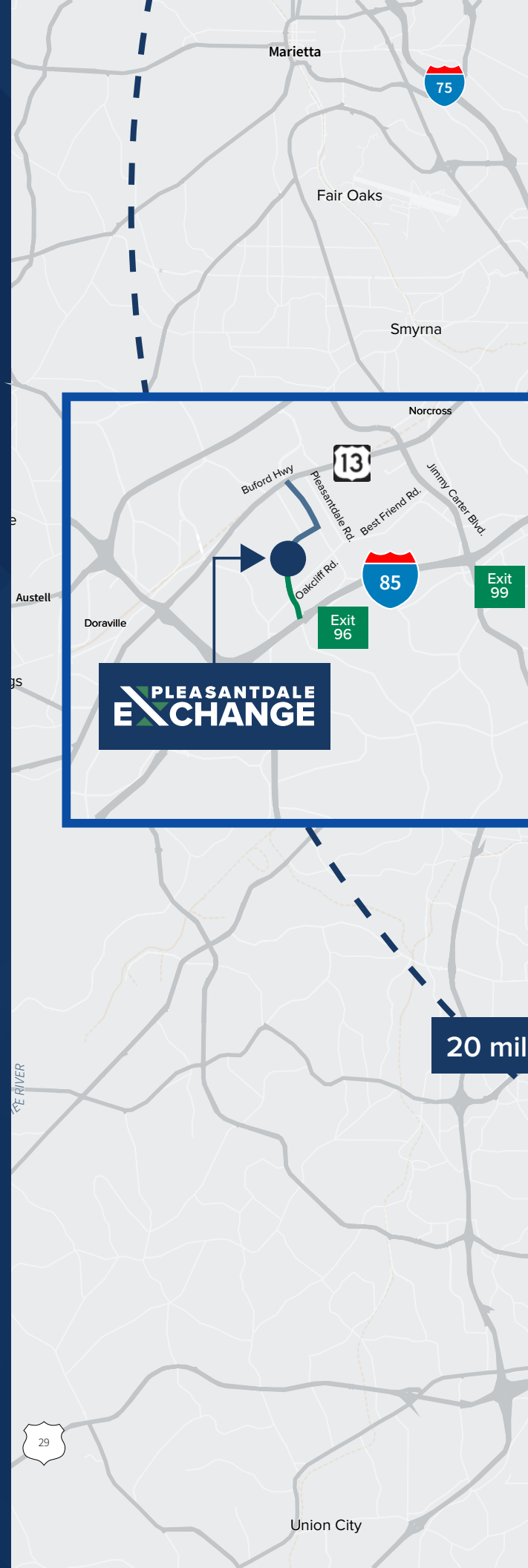
Within 45-minute drive time from Pleasantdale Exchange

4,536,908 Total population

1,726,166 Total households

\$88,955 Median household income

180,000 Transportation and material moving workers





Routes	
I-85 via Pleasantsdale Road (0.05 miles)	
I-85 via Oakcliff Road (0.8 miles)	
DeKalb-Peachtree Airport (PDK)	6.7 miles
Hartsfield-Jackson Atlanta International Airport	26 miles

Downtown Atlanta

Buckhead



PLEASANTDALE
EXCHANGE

CONTACT INFORMATION:

RYAN HOYT, SIOR

ryan.hoyt@jll.com
+1 404.200.7737

RYAN MANFREDI

ryan.manfredi@jll.com
+1 706.296.4418

REED DAVIS, SIOR

reed.davis@jll.com
+1 404.995.2227

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.



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