

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



**UP TO 320,000 SF AVAILABLE  
IN CLAYTON COUNTY**

**Building 100 | Building 500**

3996 & 3968 Gilbert Road Atlanta, GA 30354

**CABOT** |

For more information, contact:

**LISA B. PITTMAN, SIOR**

Executive Director  
+1 404 309 5309

[lisa.pittman@cushwake.com](mailto:lisa.pittman@cushwake.com)

**ANDREW THURMAN**

Senior Associate  
+1 404 682 3429

[andrew.thurman@cushwake.com](mailto:andrew.thurman@cushwake.com)

**PAT MURPHY**

Managing Director  
+1 404 682 3405

[pat.murphy@cushwake.com](mailto:pat.murphy@cushwake.com)

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WAKEFIELD**

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UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

## Building 100 | Building 500

3996 & 3968 Gilbert Road Atlanta, GA 30354



### Property Description

**BUILDING 500**

220,996 SF

**BUILDING 100**

98,633 SF Available

**±49.7 Acres**

Development

**32'**

Clear Heights



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# Building 500

3968 Gilbert Road Atlanta, GA 30354



## Property Features

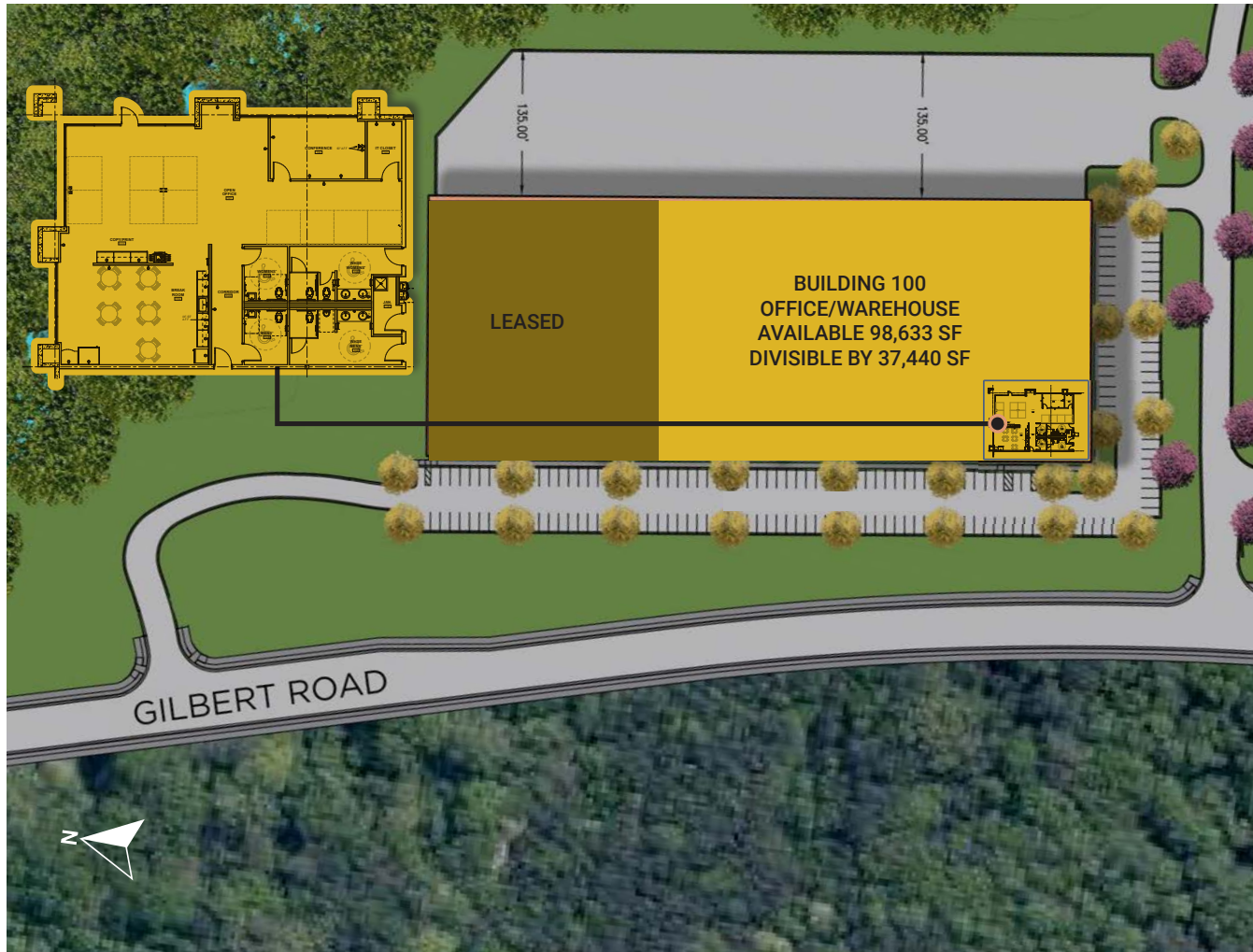
### **BUILDING 500** **3968 GILBERT RD.**

Total Building Size	±220,996 SF
Total Space Available	±220,996 SF
Building Dimensions	215' x 1024'
Office Space	±3,231 SF
Clear Height	32'
Dock High Doors	58
Drive-in Doors	2
Truck Court Depth	185'/125'
Auto Parking	150
Trailer Parking	52
Column Spacing	52' x 51'8"
Configuration	Front Load
Lighting	LED
Sprinkler System	ESFR
Construction	Precast Concrete

UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

## Building 100

3996 Gilbert Road Atlanta, GA 30354



## Property Features

### BUILDING 100 | 3996 GILBERT RD.

Total Building Size	147,382 SF
Available	98,633 SF
Building Dimensions	240' x 610'
Office Space	±2,774 SF
Clear Height	32'
Dock High Doors	24
Drive-in Doors	1
Truck Court Depth	135'
Auto Parking	117
Trailer Parking	5
Column Spacing	52' x 45'
Configuration	Rear Loaded
Lighting	LED
Sprinkler System	ESFR
Construction	Precast Concrete

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# Building 100 | Building 500

3996 & 3968 Gilbert Road Atlanta, GA 30354



## Location Overview



UP TO 320,000 SF AVAILABLE IN CLAYTON COUNTY

# Building 100 | Building 500

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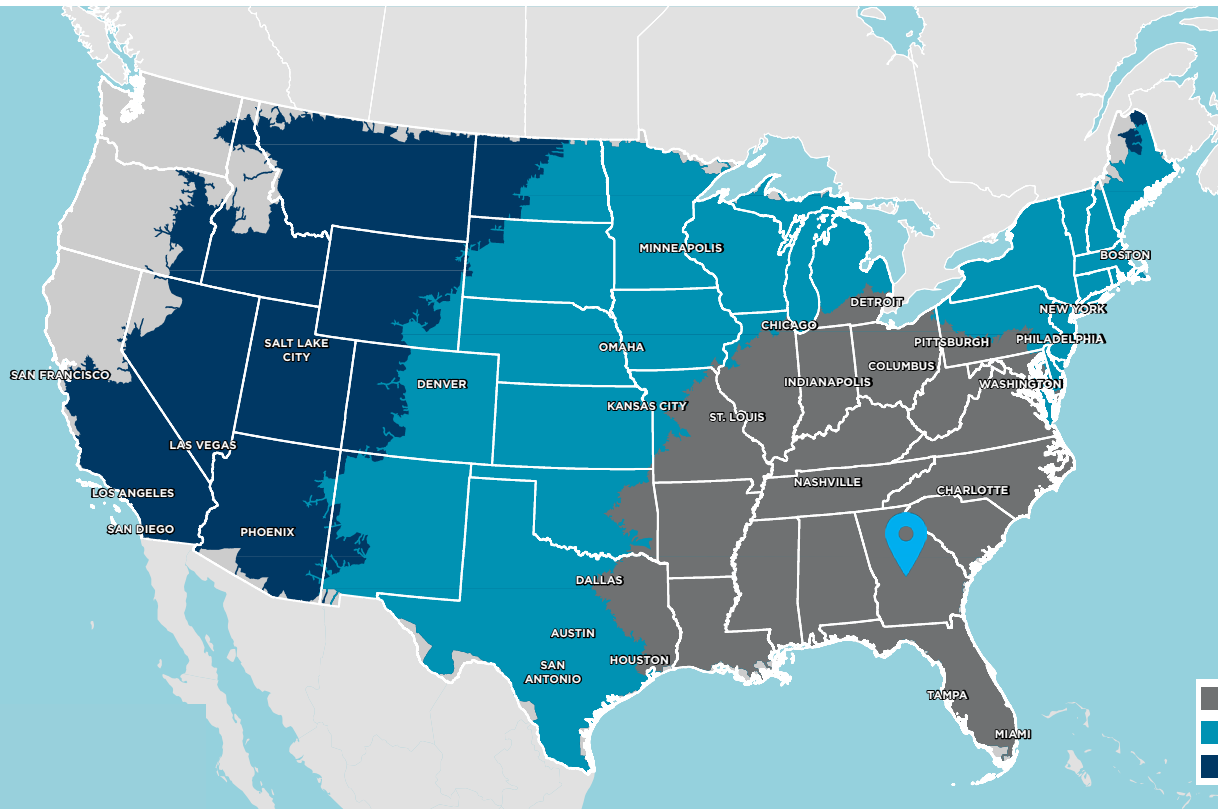
## Industrial Neighbors



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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.

<b>1.2 Miles</b> to I-285	<b>2 Miles</b> to Atlanta Int'l Airport
<b>1.5 Miles</b> to I-75	<b>10 Miles</b> 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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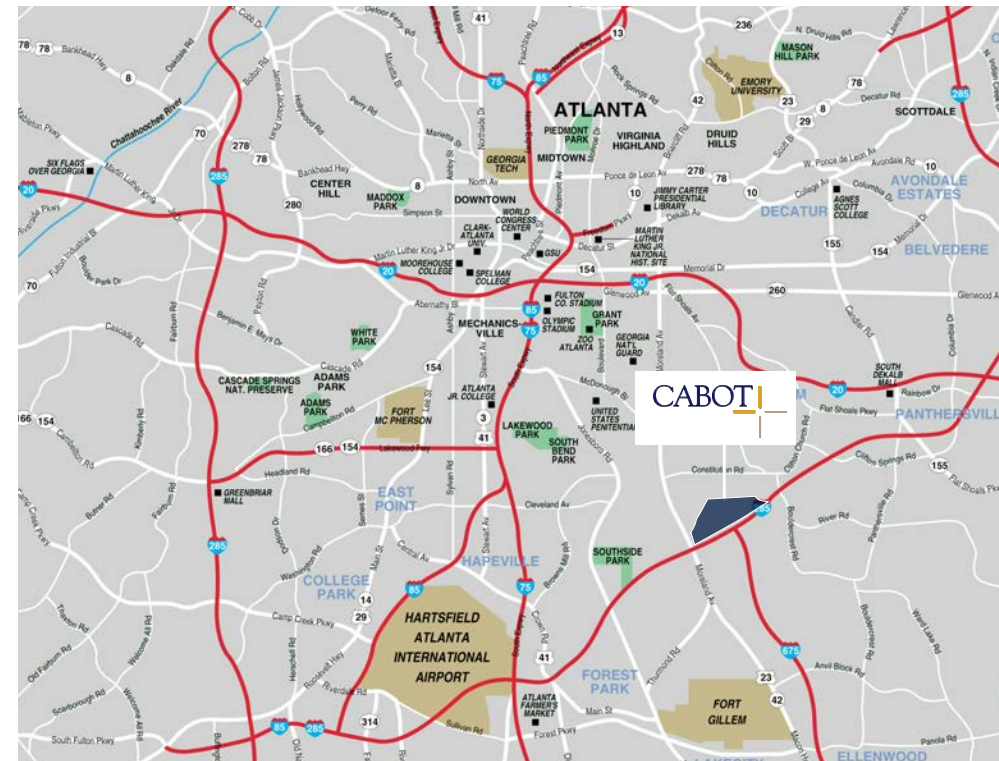
# Building 100 | Building 500

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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



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