



**UP TO 700,000 SF COMING SOON  
TO CLAYTON COUNTY**

STATE-OF-THE-ART, LAST MILE INDUSTRIAL  
PARK OFFERING 5 BUILDINGS ADJACENT TO  
ATLANTA AIRPORT AT I-285 & CONLEY RD

**DELIVERY AUGUST 2023**



CONLEY ROAD ACCESS TO AIRPORT NEARING COMPLETION

CONLEY ROAD

GILBERT ROAD

BUILDING 500  
OFFICE/WAREHOUSE  
220,000 SF  
FFE 861.0

DELIVERING AUGUST 2023

BUILDING 100  
OFFICE/WAREHOUSE  
146,400 SF  
FFE 854.0

DELIVERING AUGUST 2023

BUILDING 200  
OFFICE/WAREHOUSE  
150,000 SF  
FFE 858.0

BUILDING 300  
OFFICE/WAREHOUSE  
88,750 SF  
FFE 848.0

FUTURE BUILD-TO-SUIT  
SIGNAGE OPPORTUNITIES



**NOW PRE-LEASING  
CLASS A INDUSTRIAL SPACE**

**Phase 1**

**Building 500**  
±220,000 SF | AUGUST 2023

**Building 100**  
146,400 SF | AUGUST 2023

**Coming Soon**

**Building 200**  
150,000 SF

**±687,250 SF**  
Total SF Available

**±90 Acre**  
Development

**32'-36'**  
Clear Heights

**Premiere Infill Location**  
in Park Setting

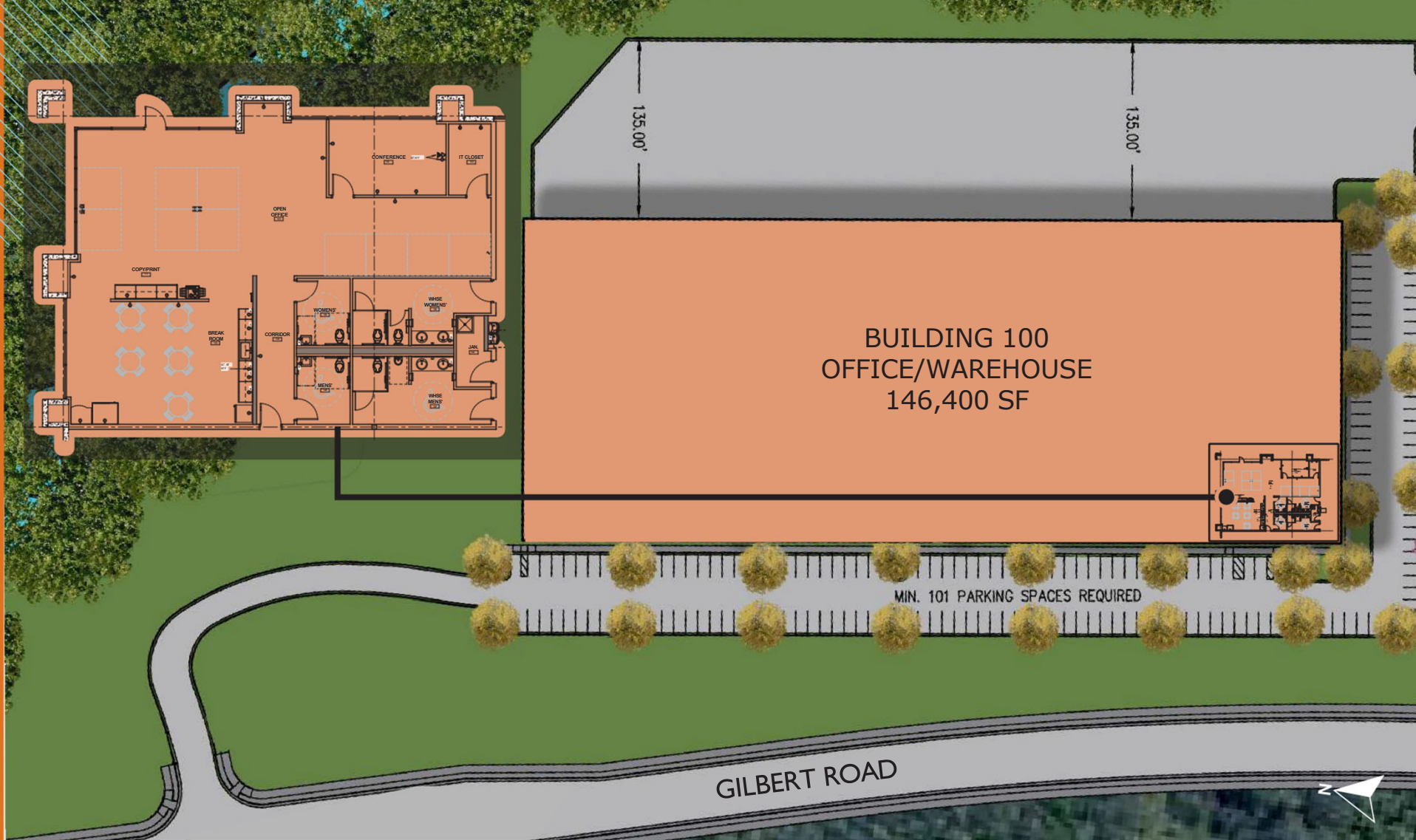
**Maximum Exposure**  
with I-285 frontage



**BUILDING 500 - DELIVERING AUGUST 2023** | 3968 GILBERT RD.

**Property Specs**

- Total Building Size: ±220,000 SF
- Total Space Available: ±220,000 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



**BUILDING 100  
OFFICE/WAREHOUSE  
146,400 SF**

MIN. 101 PARKING SPACES REQUIRED

GILBERT ROAD

**BUILDING 100 - DELIVERING AUGUST 2023 | 3996 GILBERT RD.**

**Property Specs**

- Total Building Size: 146,400 SF
- Total Space Available: 146,400 SF
- Building Dimensions: 240' x 610'
- Office Space: ±2,774 SF
- Clear Height: 32'
- Dock High Doors: 36
- Drive-in Doors: 2
- Truck Court Depth: 135'
- Auto Parking: 173
- Trailer Parking: 5
- Column Spacing: 52' x 45'
- Configuration: Rear Loaded
- Lighting: LED
- Sprinkler System: ESFR
- Construction: Precast Concrete



DOWNTOWN  
ATLANTA



ATLANTA INTERNATIONAL  
AIRPORT

 **VICTORY  
LANDING**  
LOGISTICS CENTER

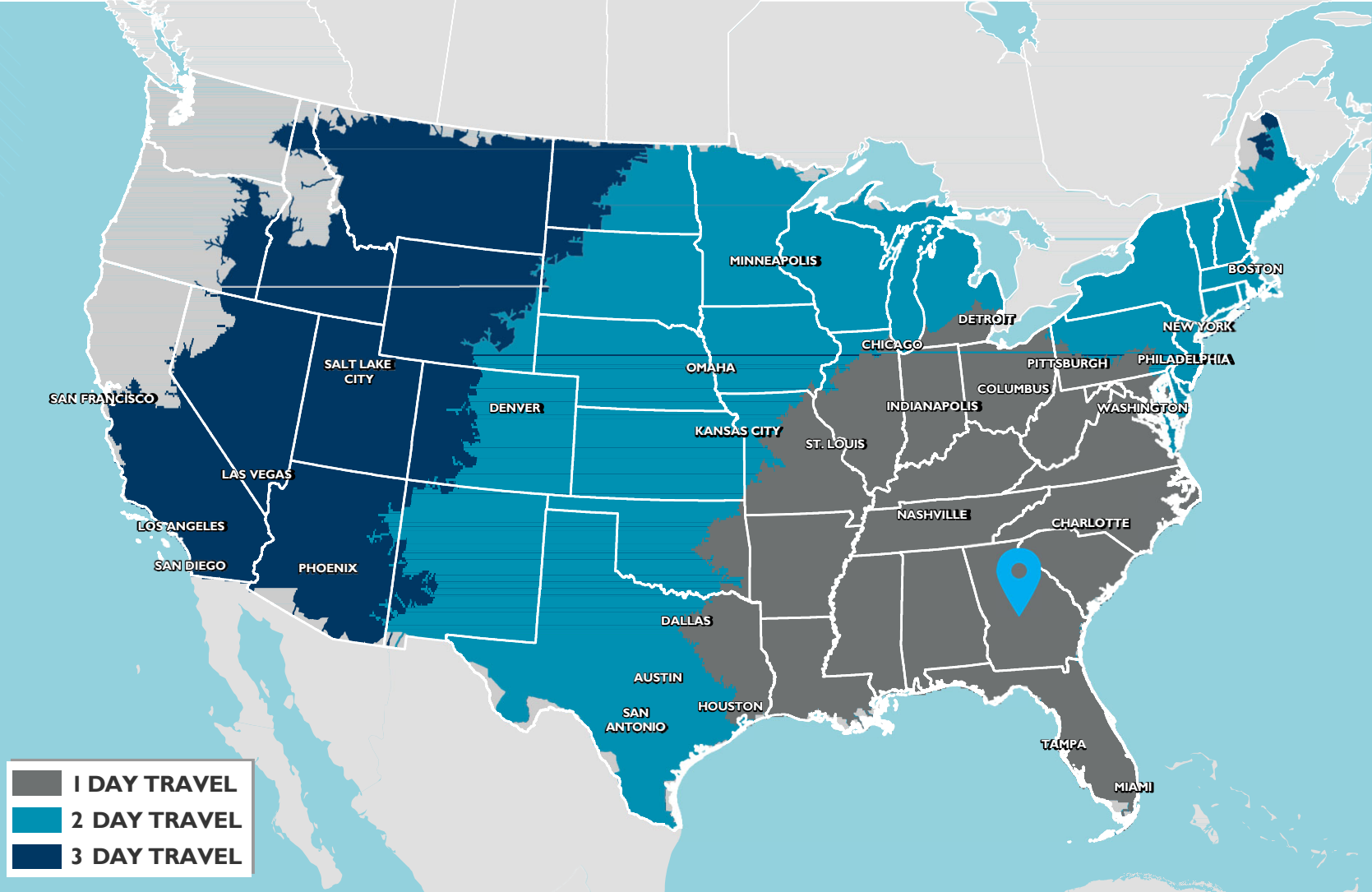


Mountain View



**LAND YOUR BUSINESS IN  
A ONE-OF-A-KIND CLAYTON  
COUNTY LOCATION!**





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



**1.5 Miles**  
to I-75



**2 Miles**  
to Atlanta  
International  
Airport



**10 Miles**  
to CSX  
Intermodal



**14.5 Miles**  
to Norfolk  
Southern  
Intermodal



**242 Miles**  
to Port of  
Savannah



**300 Miles**  
to Port of  
Charleston

## POTENTIAL TAX SAVINGS

# of Jobs	Tax Credit per Job	Annual Savings	5 Yr. Cumulative Savings
100	\$4,000	\$400,000	\$2,000,000
200	\$4,000	\$800,000	\$4,000,000
300	\$4,000	\$1,200,000	\$6,000,000
400	\$4,000	\$1,600,000	\$8,000,000

## WHERE BUSINESS TAKES OFF

### JOB TAX CREDITS

Situated within a Tier 1 Less Developed Census Tract (LDCT), Victory Landing Logistics Center users will be eligible for annual job tax credits of \$4,000 per new employee for up to 5 years (for a total of \$20,000 per job created). Businesses receiving the job tax credit can apply it to 100% of their tax liability each year and credits may be carried forward for up to 10 years.



Pat Murphy  
Managing Director  
+1 404 682 3405  
[pat.murphy@cushwake.com](mailto:pat.murphy@cushwake.com)

Lisa Pittman  
Managing Director  
+1 404 853 5277  
[lisa.pittman@cushwake.com](mailto:lisa.pittman@cushwake.com)



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.