



**UP TO 700,000 SF UNDERWAY  
IN CLAYTON COUNTY - UP TO  
320,000 SF AVAILABLE**

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

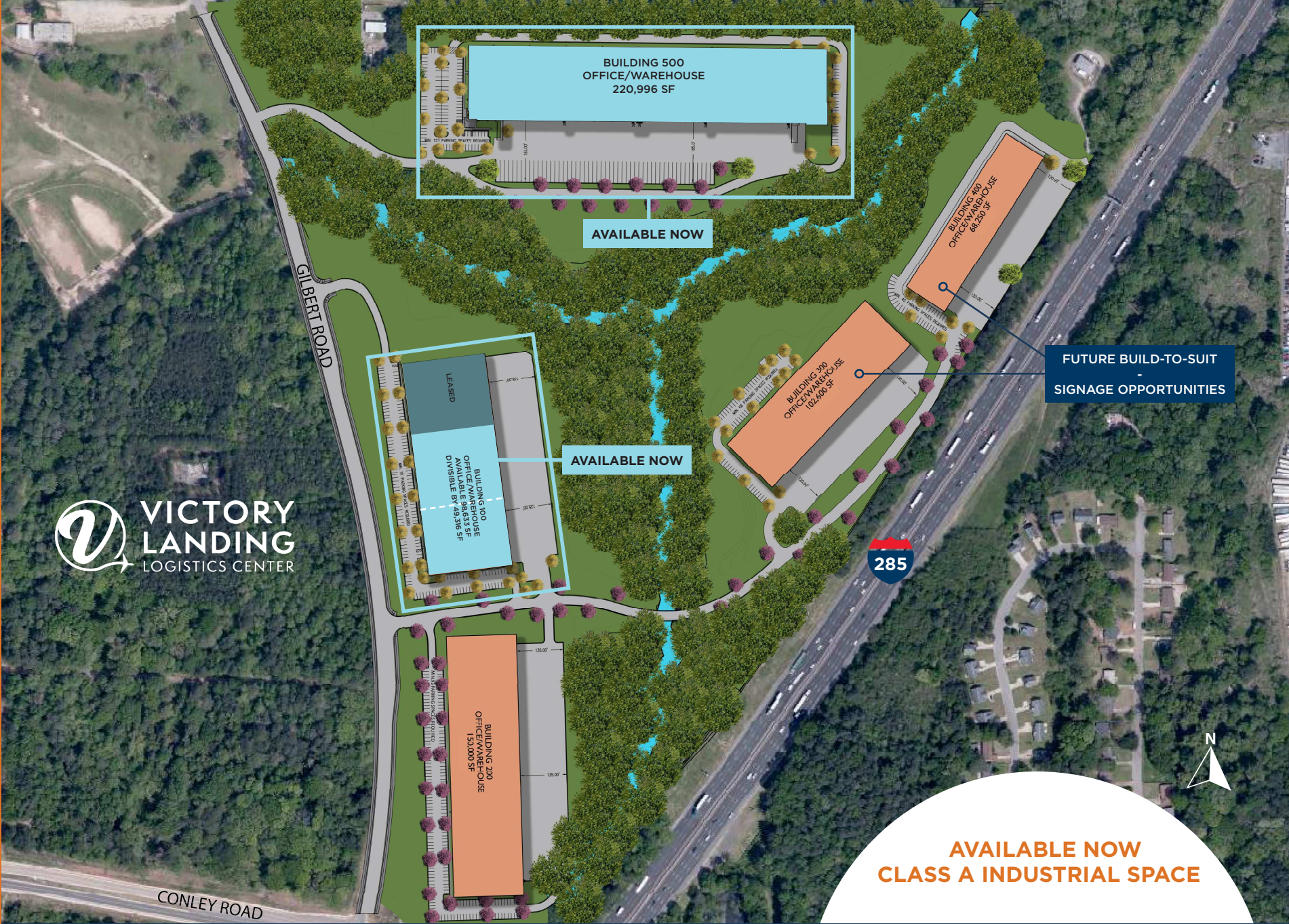
**Building 100**

3996 Gilbert Road Atlanta, GA 30354

**Building 500**

3968 Gilbert Road Atlanta, GA 30354





Phase 1	
<b>Building 500</b> ±220,996 SF	<b>Building 100</b> 98,633 SF Available

<b>Coming Soon</b> <b>Building 200</b> ±150,000 SF
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**AVAILABLE NOW**  
**CLASS A INDUSTRIAL SPACE**

**±90 Acre**  
Development

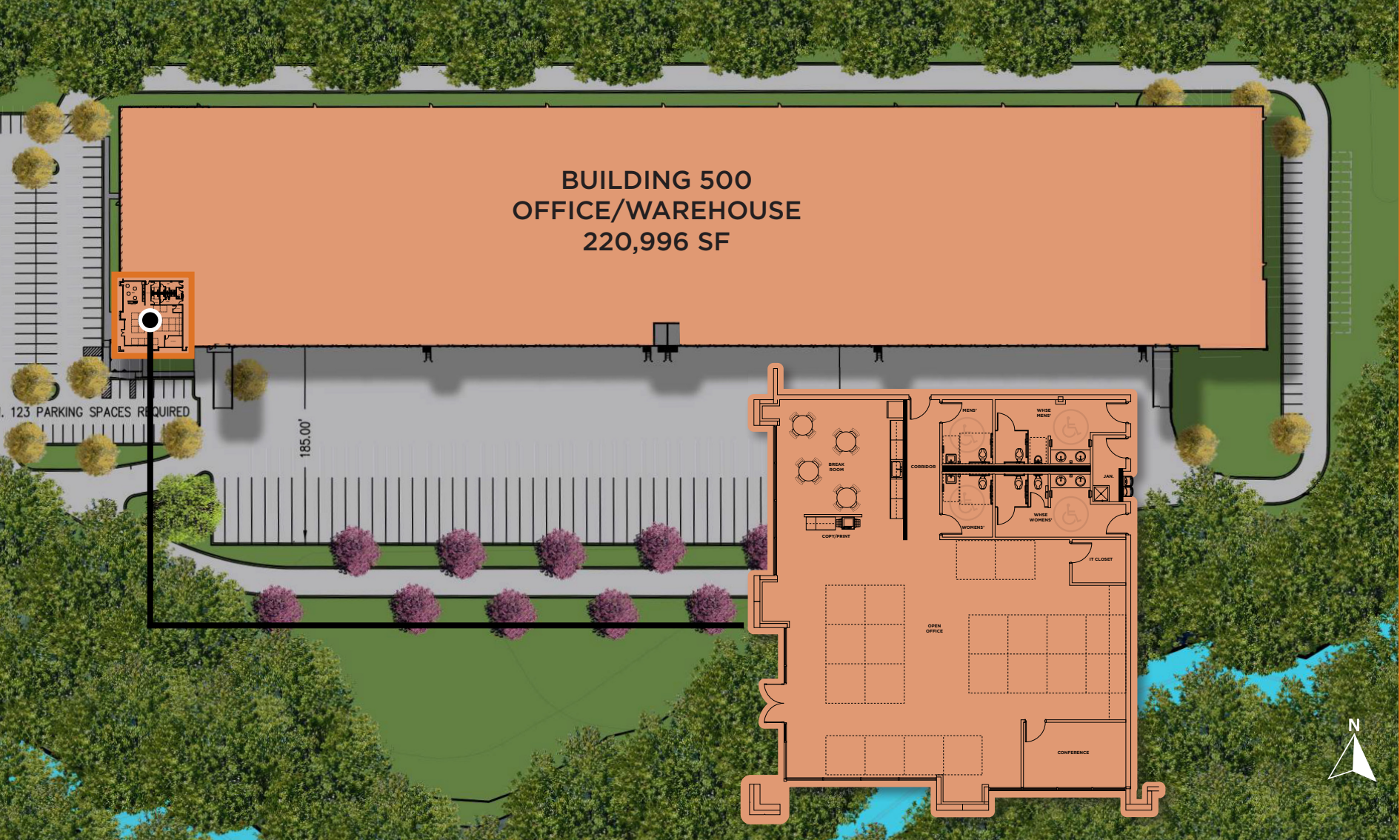
**32'**  
Clear Heights

**Premiere Infill Location**  
in Park Setting

**±688,206 SF**  
Total SF Available

**Maximum Exposure**  
with I-285 frontage





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

### **Property Specs**

- 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



## **BUILDING 100** | 3996 GILBERT RD.

### **Property Specs**

- 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





**DOWNTOWN  
ATLANTA**



**ATLANTA INTERNATIONAL  
AIRPORT**

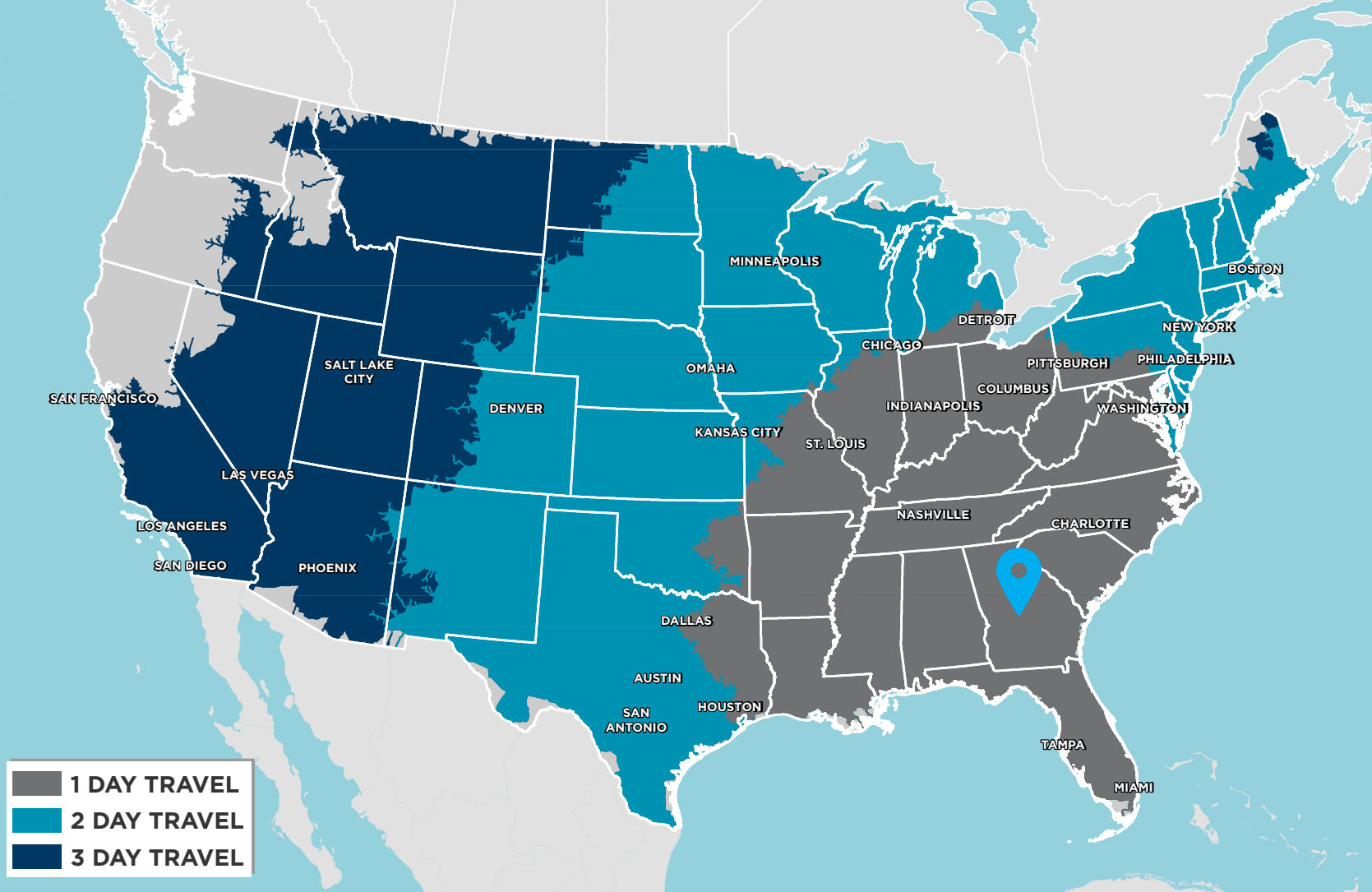


**VICTORY  
LANDING**  
LOGISTICS CENTER

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

**\$40M OF ROAD  
IMPROVEMENTS RECENTLY  
COMPLETED TO GILBERT RD.**





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	SF Savings on 100,000 SF
100	\$4,000	\$400,000	\$2,000,000	\$4.00/SF
200	\$4,000	\$800,000	\$4,000,000	\$8.00/SF
300	\$4,000	\$1,200,000	\$6,000,000	\$12.00/SF
400	\$4,000	\$1,600,000	\$8,000,000	\$16.00/SF

## 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.





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