

# FOR LEASE



## Aerotropolis East Logistics Center

3945 Gilbert Road  
Atlanta, GA 30354

**229,776 SF Delivering Q2 2026**

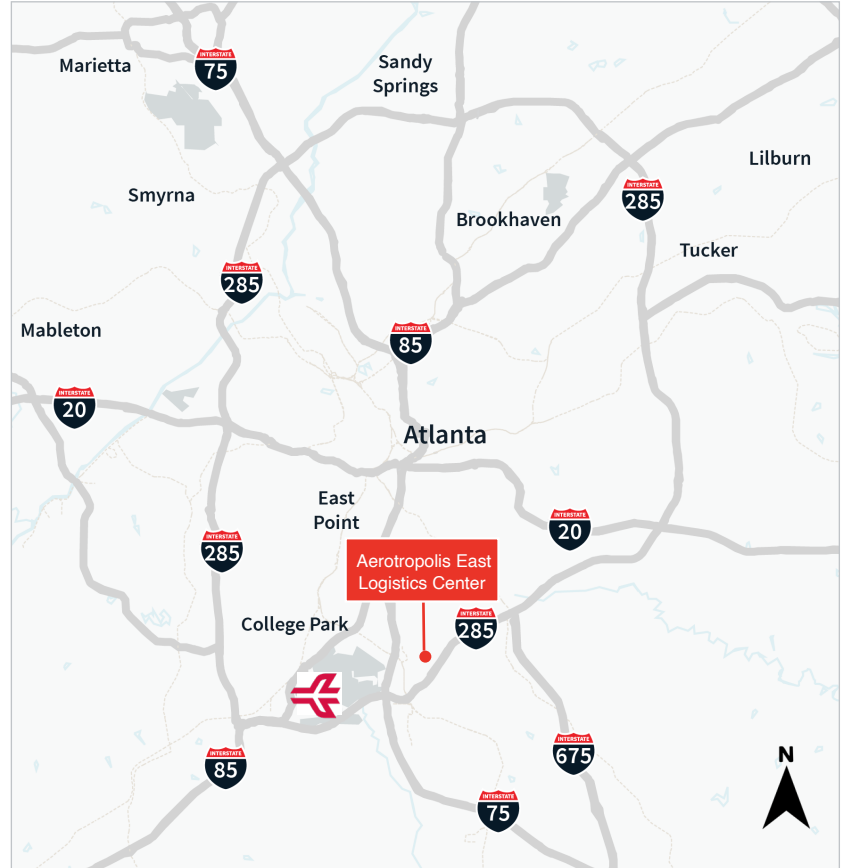


### The Aerotropolis East Logistics Center

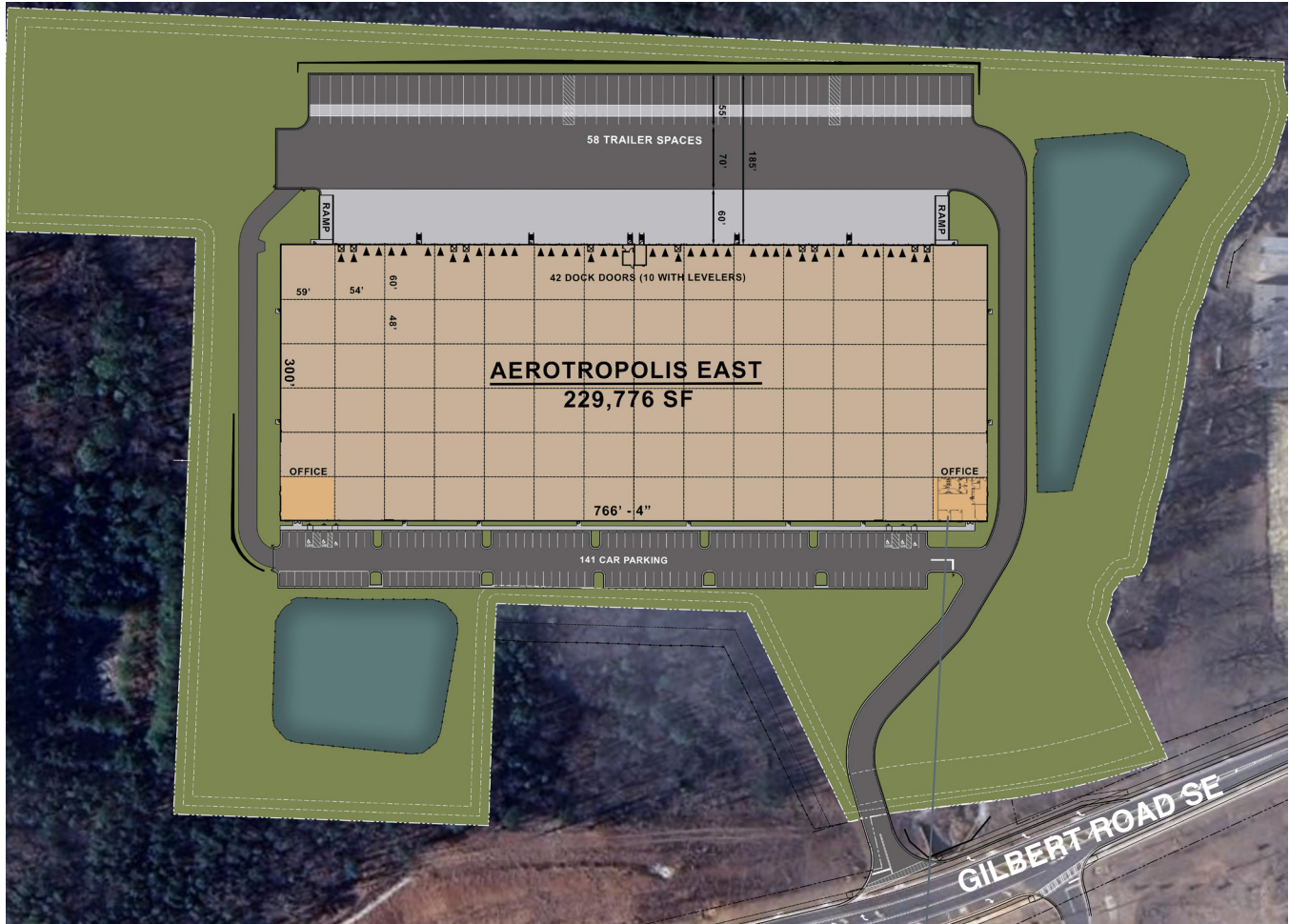
is a newly-constructed Class A facility located in a federal approved Foreign Trade Zone (FTZ #26 service area) and located two (2) miles from Hartsfield-Jackson Atlanta International Airport.

This state-of-the-art facility is designed for modern distribution and manufacturing operations, offering:

- Superior final mile delivery efficiencies
- Easy transportation connectivity via multiple major highways and ports
- Close proximity to global logistics and eCommerce service providers
- Access to an abundant workforce
- The highest job tax credit incentives available in the state (Tier 1, Clayton County)

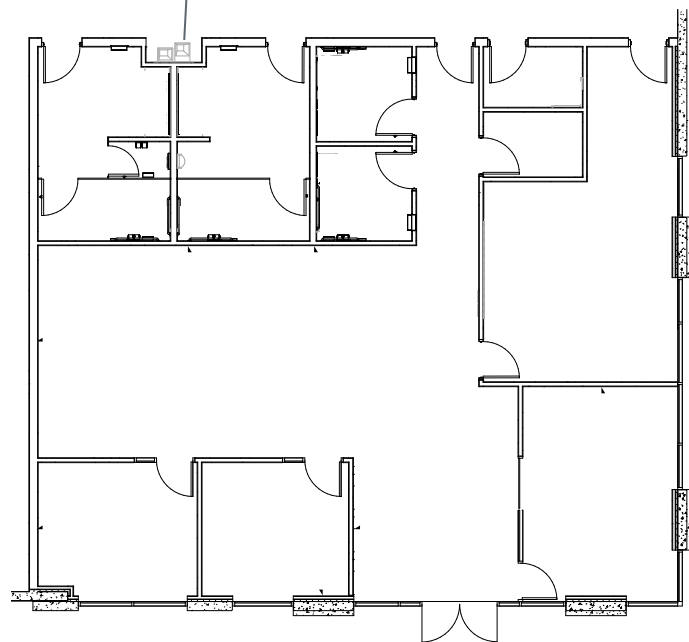


# Aerotropolis East Logistics Center



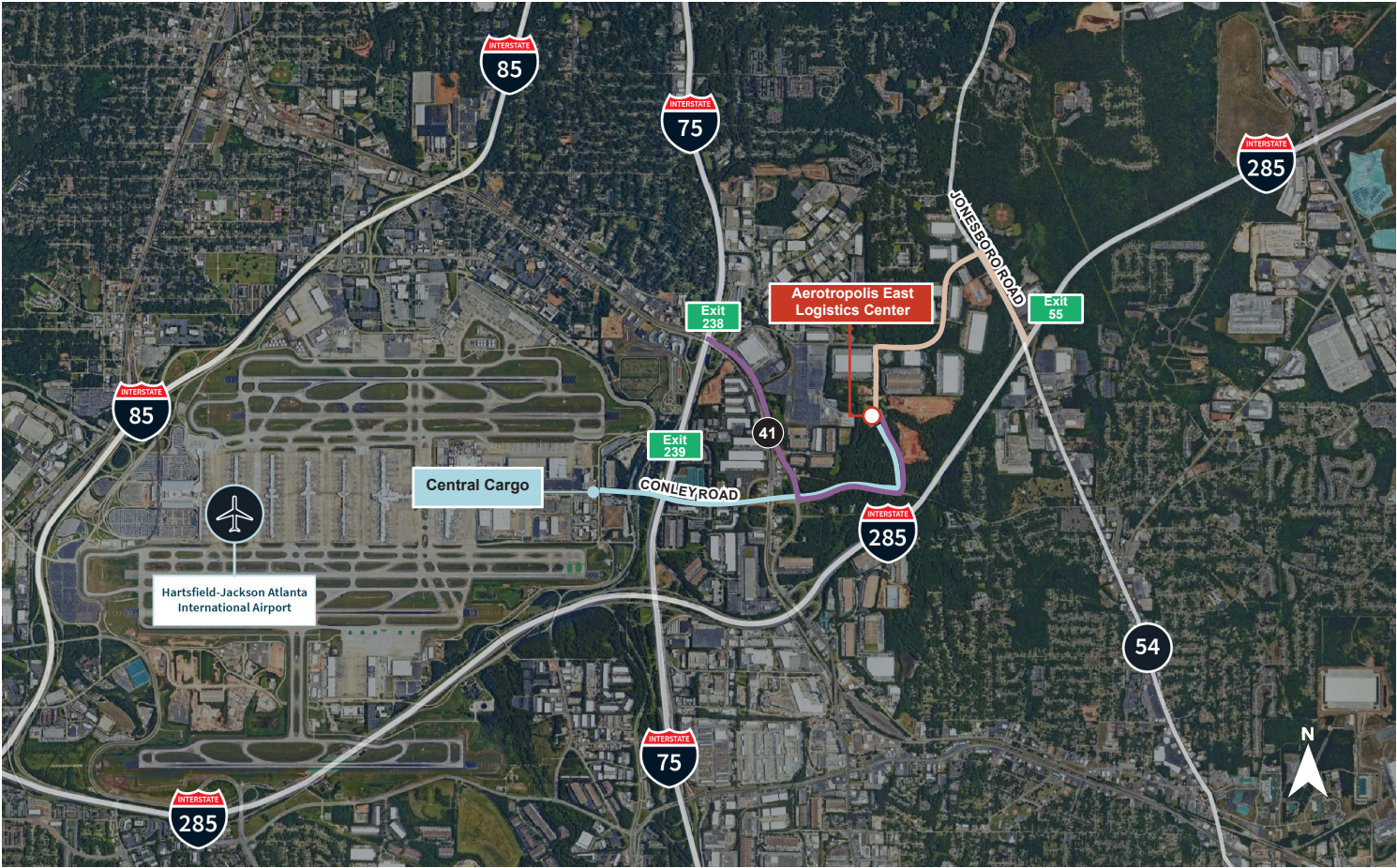
## Property Highlights

- Total building size: 229,776 SF
- Dimensions: 766' x 300'
- Spec office: +/- 2,400 SF
- Auto parking: 141 spaces
- Trailer parking: 58 spaces
- Truck court: 185' depth; 60' concrete apron
- Dock high doors: 42; Ten (10) with 40,000 lb pit levelers
- Drive-in doors: Two (2); 12'w x 14'h with vision panels
- Clear height: 32'
- Column spacing: 48' x 54' (with 60' speed bay)
- Electrical: 1,200 amps (expandable)
- Foundation: 7" concrete slab with dowels at joints
- Sprinklers: ESFR
- Lighting: LED 30-FC
- Roofing: 60 mil TPO, R19, 15 year warranty; roof decking is galvanized and primed white
- Zoning: LI (Light Industrial)









# Aerotropolis East Logistics Center



## Truck Routes

	I-285 (via Jonesboro Road)	1.7 miles
	Central Cargo (via Conley Road)	2.0 miles
	I-75 (via Highway 41)	2.0 miles
	I-85 (via I-285)	6.4 miles

## Rail Hubs

CSX/Atlanta (Hulsey)	9.8 miles
Norfolk Southern (Inman)	15 miles
CSX (Fairburn)	17 miles
Norfolk Southern (Austell)	26.6 miles

## Freight Gateways

Hartsfield-Jackson Atlanta Int'l-Cargo Terminal	2 miles
NE Georgia Inland Port	70.9 miles
Port of Savannah	244 miles
Port of Charleston	299 miles

**Supply Chain and Logistics Services:** FedEx, UPS, DHL and Airborne Express hubs located within 3 - 15 miles. Several international transportation, freight forwarding and courier services providers located within a 5-mile radius.

This information contained herein was obtained from sources deemed reliable and is believed to be true. It has not been verified and as such, cannot be warranted nor form any part of any future contract.

# Aerotropolis East Logistics Center

## Area Demographics



**Median Household  
Income \$82,264**



**Total Population  
3,912,518**



**36.7  
Median Age**



**Workforce  
2,121,139**

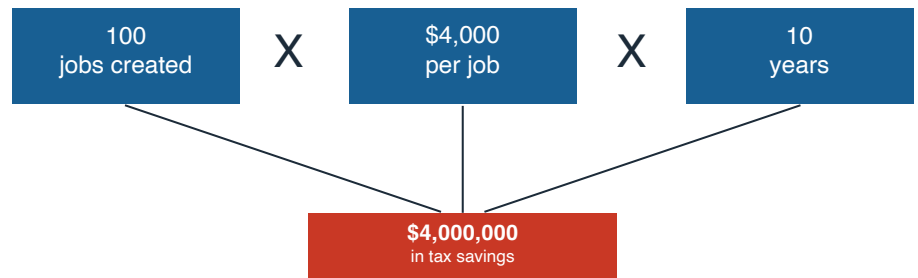
*The above data for 2024 is based on a 45-minute drive-time from Aerotropolis East Logistics Center.*

## Economic Incentives and Bonus Programs

**Tax Credits Eligible - \$4,000 per new FT job created.**

The Aerotropolis East Logistics Center is located in a state designated Tier 1 county (Clayton). Any business that creates at least two new full-time jobs can qualify for a **\$4,000 per job tax credit** for up to 10 years!

Savings Example:



### 100% Freeport Exemption

100% on tangible personal property including inventory of goods in process of being manufactured or produced, finished goods manufactured or produced within Georgia, and finished goods destined for shipment outside Georgia.

### Georgia Foreign Trade Zone Program

Lowering costs and increasing efficiency for companies. Tariffs cost containment amid evolving trade policies. Application process applies.

### Aerotropolis Atlanta Alliance

A public-private partnership dedicated to leveraging the economic vitality of Hartsfield-Jackson Atlanta International Airport to drive quality development for the area. Membership process applies.

Owned & Developed by:



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