

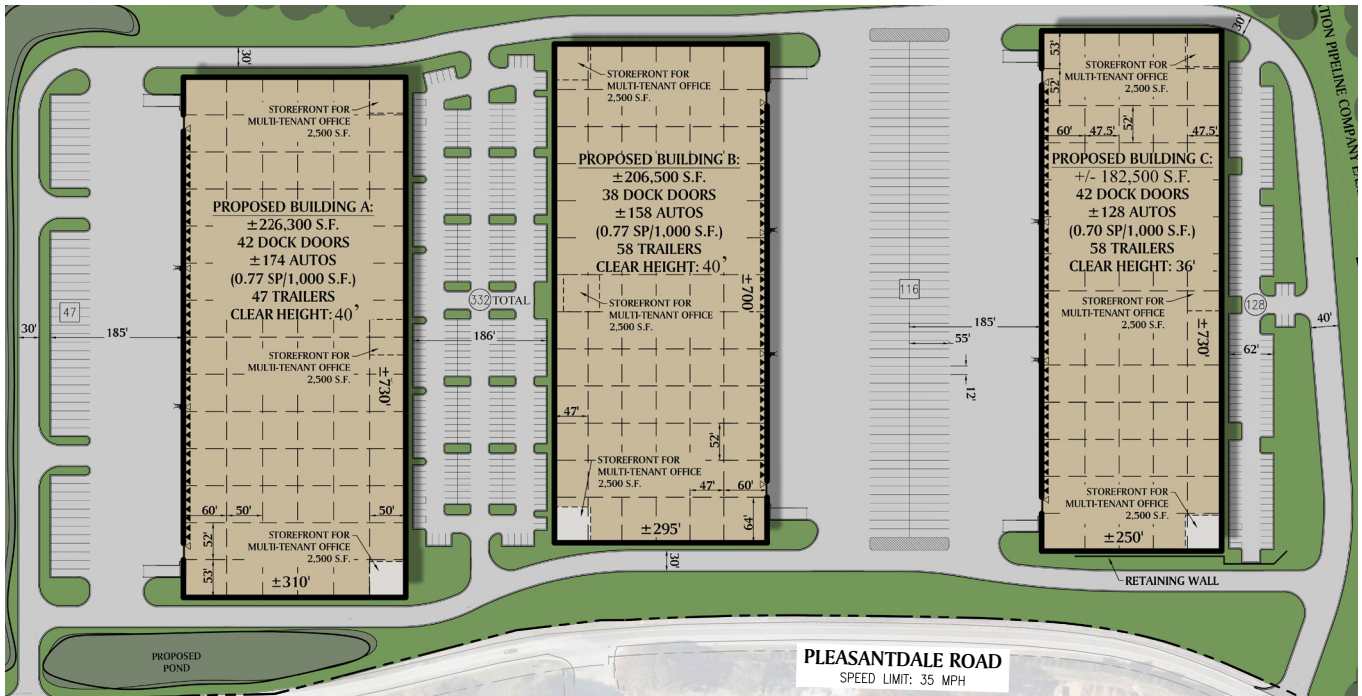
# PLEASANTDALE EXCHANGE

W. P. CAREY

4300 Pleasantdale Road

Atlanta, GA 30340

+/- 615,300 SF Available for Lease

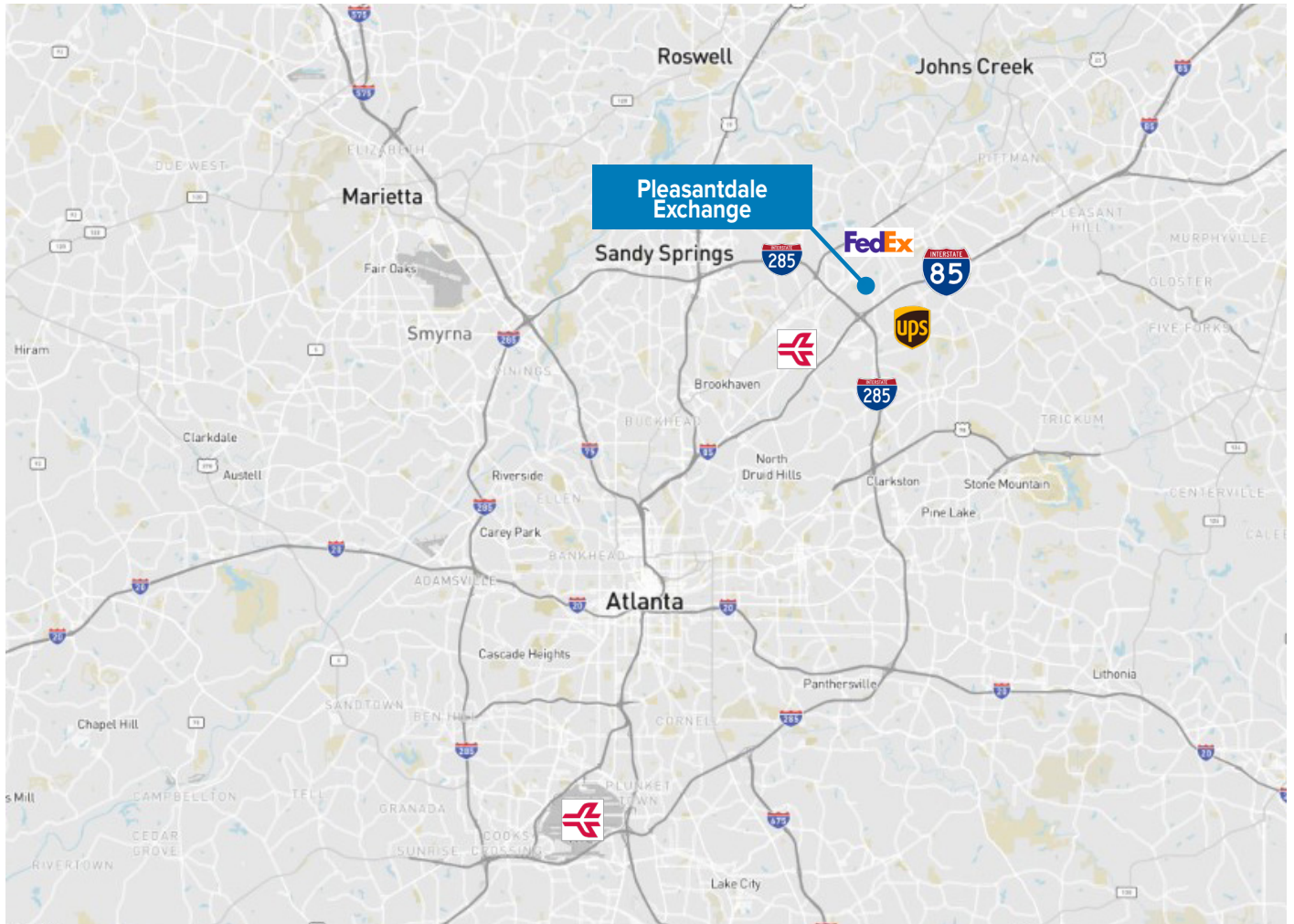


|                        | BUILDING A                                       | BUILDING B                                       | BUILDING C                                       |
|------------------------|--|--|--|
| Available SF           | +/- 226,300 SF                                   | +/- 206,500 SF                                   | +/- 182,500 SF                                   |
| Building Dimensions    | 730' x 310'                                      | 700' x 295'                                      | 730' x 250'                                      |
| Land Area (Total)      | +/- 48.93 acres                                  | +/- 48.93 acres                                  | +/- 48.93 acres                                  |
| Office SF              | 2,500 SF office                                  | 2,500 SF office                                  | 2,500 SF office                                  |
| Clear Height           | 40'  | 40'  | 36'  |
| Column Spacing         | 52' x 50'  | 52' x 47'  | 52' x 47.5'                                      |
| Dock Doors             | 42 - 9' x 10'                                    | 38 - 9' x 10'                                    | 42 - 9' x 10'                                    |
| Drive-in Doors         | 2 - 12' x 14'                                    | 2 - 12' x 14'                                    | 2 - 12' x 14'                                    |
| Auto Parking Spaces    | 174 spaces                                       | 158 spaces                                       | 128 spaces                                       |
| Trailer Parking Spaces | 47 spaces  | 58 spaces  | 58 spaces  |
| Truck Court            | 185'   | 185'   | 185'   |
| Fire Protection        | ESFR   | ESFR   | ESFR   |
| Building Power         | 4000A switchgear<br>(additional power available) | 4000A switchgear<br>(additional power available) | 4000A switchgear<br>(additional power available) |

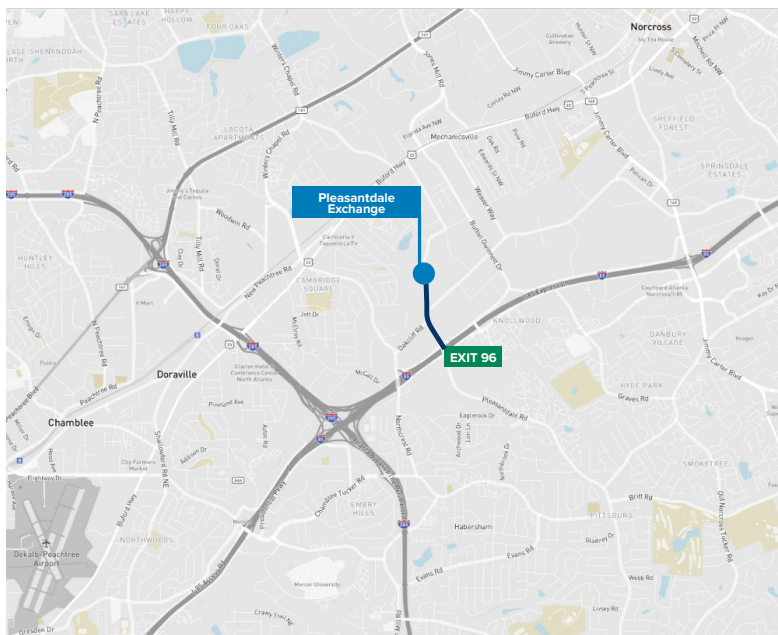
Site Power Infrastructure: 10MW of existing site power capacity served by two 46kV services. Site is located ~500' from 230kV and 115kV transmission lines.

# +/-615,300 SF

Available for Lease



## Location Highlights



| Airports   | Distance  |
|--|-----------|
| Hartsfield-Jackson Atlanta International Airport | 23 miles  |
| Peachtree-Dekalb Airport                         | 5.9 miles |
| Interstates and Intermodals                      |           |
| I-85   | 0.5 mile  |
| I-285  | 1.3 miles |
| FedEx Hub  | 3.8 miles |
| UPS Hub  | 0.9 mile  |
| Ports  |           |
| Port of Savannah                                 | 261 miles |
| Port of Charleston                               | 303 miles |

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## Demographics

### 2024 Median Household Income

**\$48,793**

1 mile

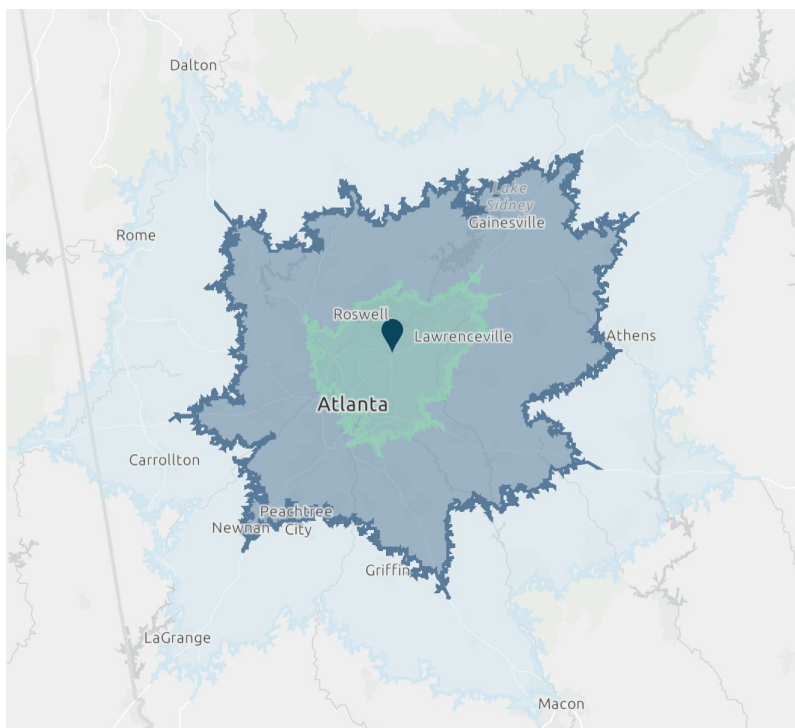
**\$75,937**

5 miles

**\$90,519**

10 miles

### Drive Times



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.

[wpcarey.com](http://wpcarey.com)



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