

AERO

LOGISTICS AT 285

FOR SALE OR LEASE
50,000–171,200 SF AVAILABLE

**3611 JONESBORO ROAD
ATLANTA, GA 30354**



[WATCH VIDEO](#)

ATLANTA'S PREMIER INFILL CENTER

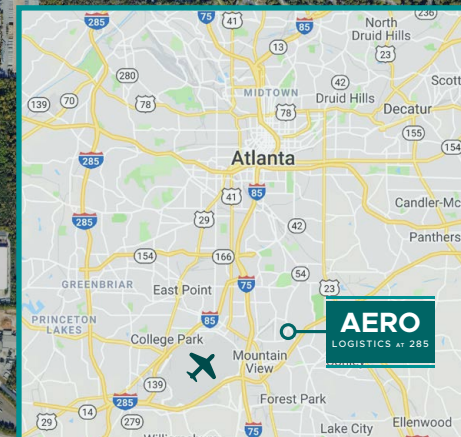
For more information, please contact:

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MICRO AERIAL

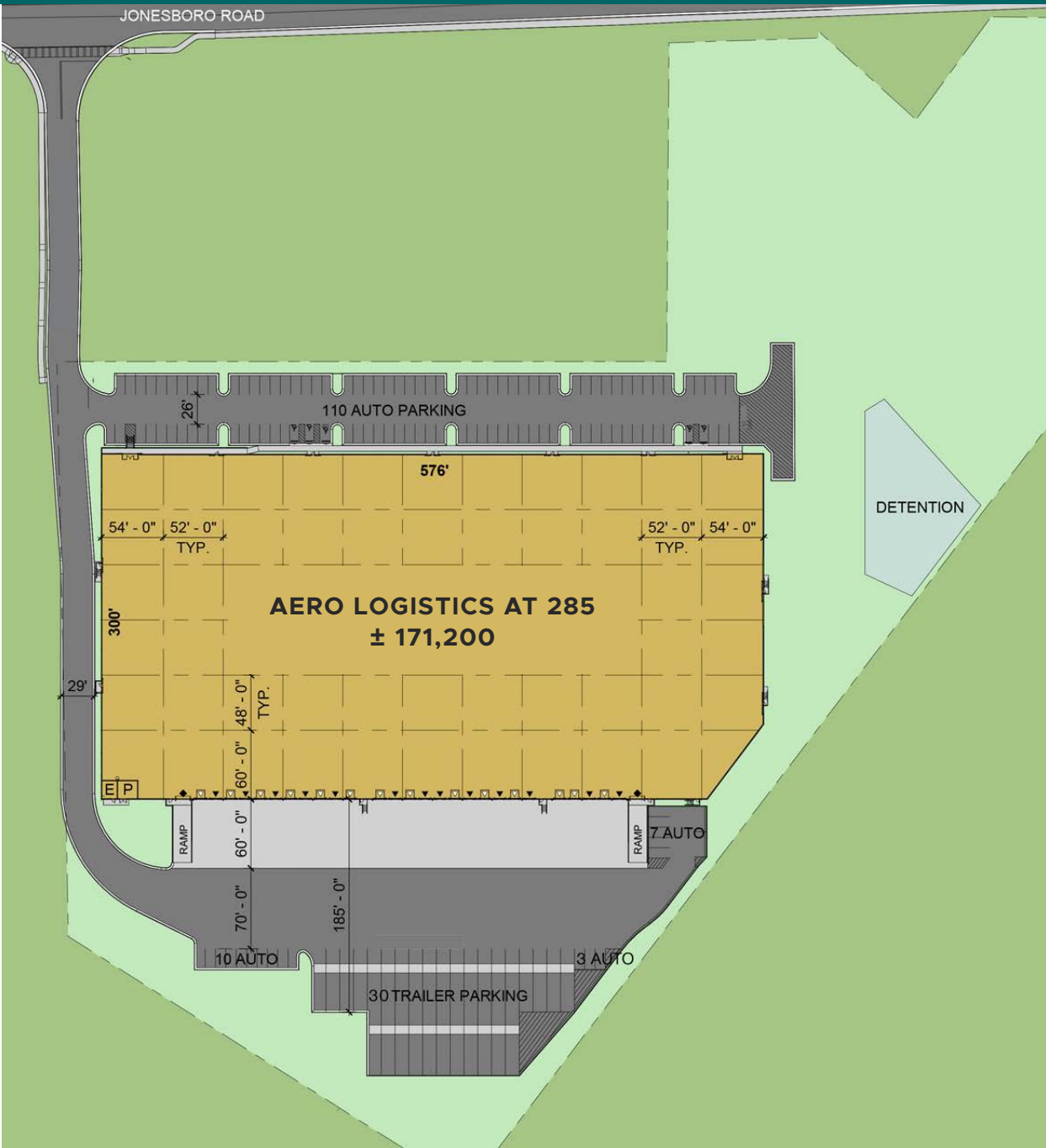
Aero Logistics at 285 is strategically positioned within the Airport Submarket in South Atlanta. This last mile development is located just 3.5 miles from central cargo within Hartsfield-Jackson International Airport, less than 0.5 mile from Interstate 285, and 2.0 miles from Interstate 75.



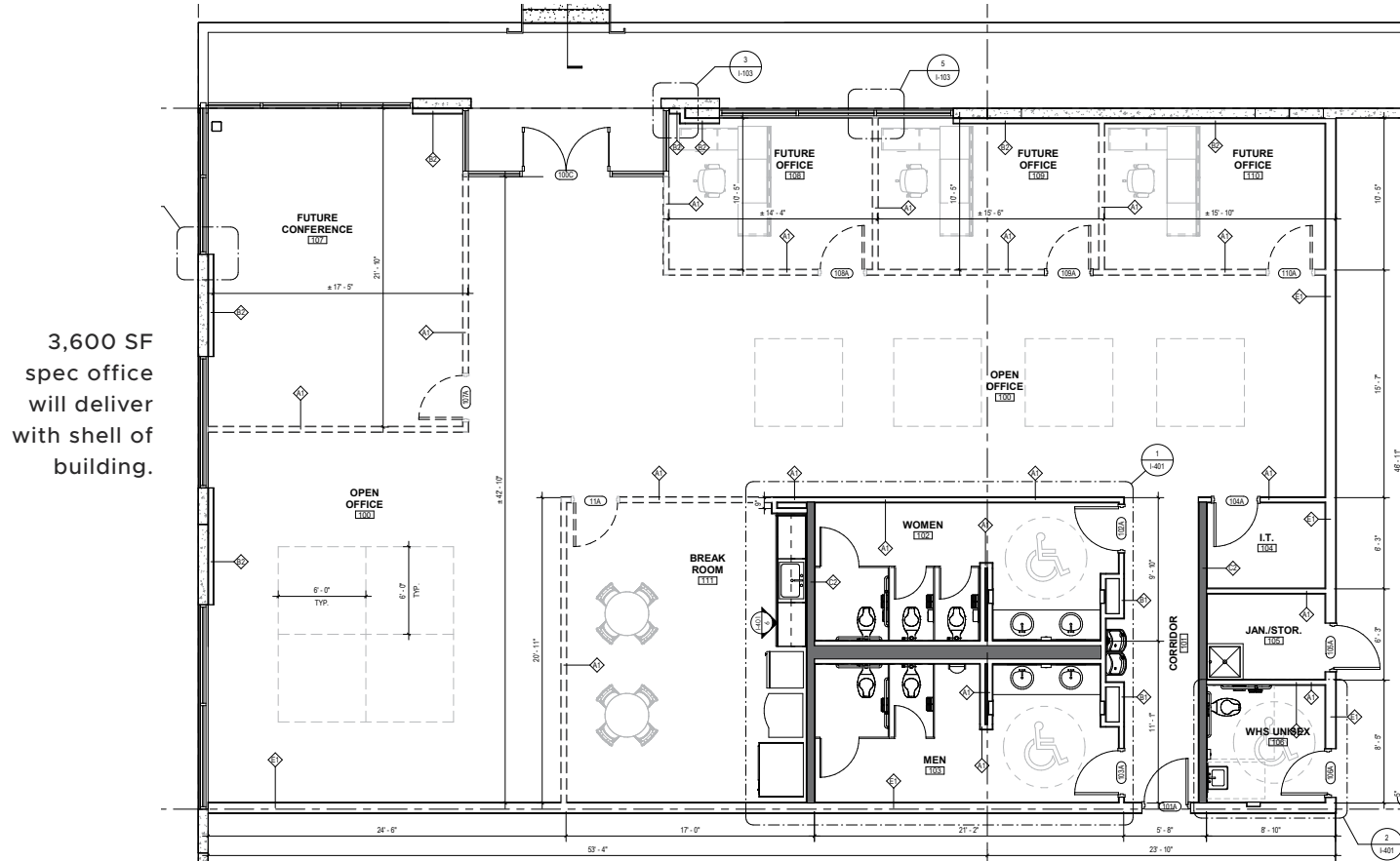
FEATURES

Aero Logistics at 285 is located within a State of Georgia Opportunity Zone. New or existing businesses that create five or more new jobs can receive a tax credit of up to \$3,500 per job for up to 5 years. The job tax credits can be used against 100 percent of the business's state income tax liability and state payroll tax withholding.

ADDRESS	3611 Jonesboro Road Atlanta, GA 30354
SIZE	171,200 SF (Divisible to 50,000 SF)
SPEC OFFICE	3,600 SF
CLEAR HEIGHT	32'
AUTO PARKS	130 Spaces (110 in front; 20 in back)
TRAILER PARKS	30 Spaces
COLUMN SPACING	48' x 52' with 60' Speed Bays
LOADING	27 Dock Doors; 2 Drive-In Doors
LEVELERS	14 Mechanical Levelers
CONFIGURATION	Rear-load
TRUCK COURTS	130' - 240' Truck Court
LIGHTING	Motion sensor LEDs - 30 footcandle
SPRINKLER	ESFR
POWER	3-Phase, 277/480 with 2,000 AMP
SLAB	6" Unreinforced
ROOF	60 mil TPO, R-15 warehouse, R-25 office (5K SF on each corner)



SPEC OFFICE PLAN



INTERSTATE

I-285	0.3 miles
I-75	2.0 miles
I-85	3.7 miles

RAIL

CSX/Fairburn	17.8 miles
CSX/Atlanta (Hulsey)	12.0 miles
Norfolk Southern/Inman	15.5 miles
Norfolk Southern/ Austell	27.1 miles

AIR

Hartsfield-Jackson Atlanta Int'l Airport	3.5 miles
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PORT CITIES

Savannah, GA	244 miles
Charleston, SC	304 miles
Jacksonville, FL	343 miles
Norfolk, VA	599 miles
Miami, FL	657 miles



The Heart of Logistics in the Southeast

ATLANTA



World's busiest and most efficient airport



80% of U.S. can be reached within 2 flight hours



75% of U.S. can be reached within 2 truckload delivery days



Over 5,000 miles of Georgia rail

UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area

11 major sea & inland ports within 350 miles



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