



AERO LOGISTICS at 285

ATLANTA'S LEADING LAST MILE LOCATION

UP TO 171,183 SF AVAILABLE

3611 JONESBORO ROAD
ATLANTA, GA 30354

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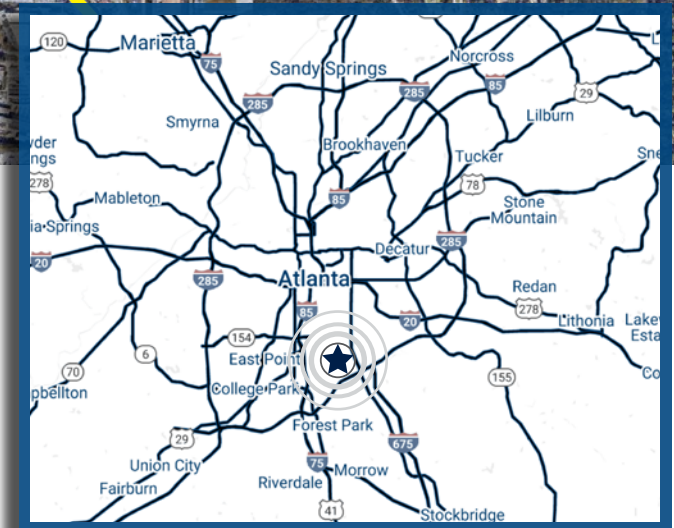
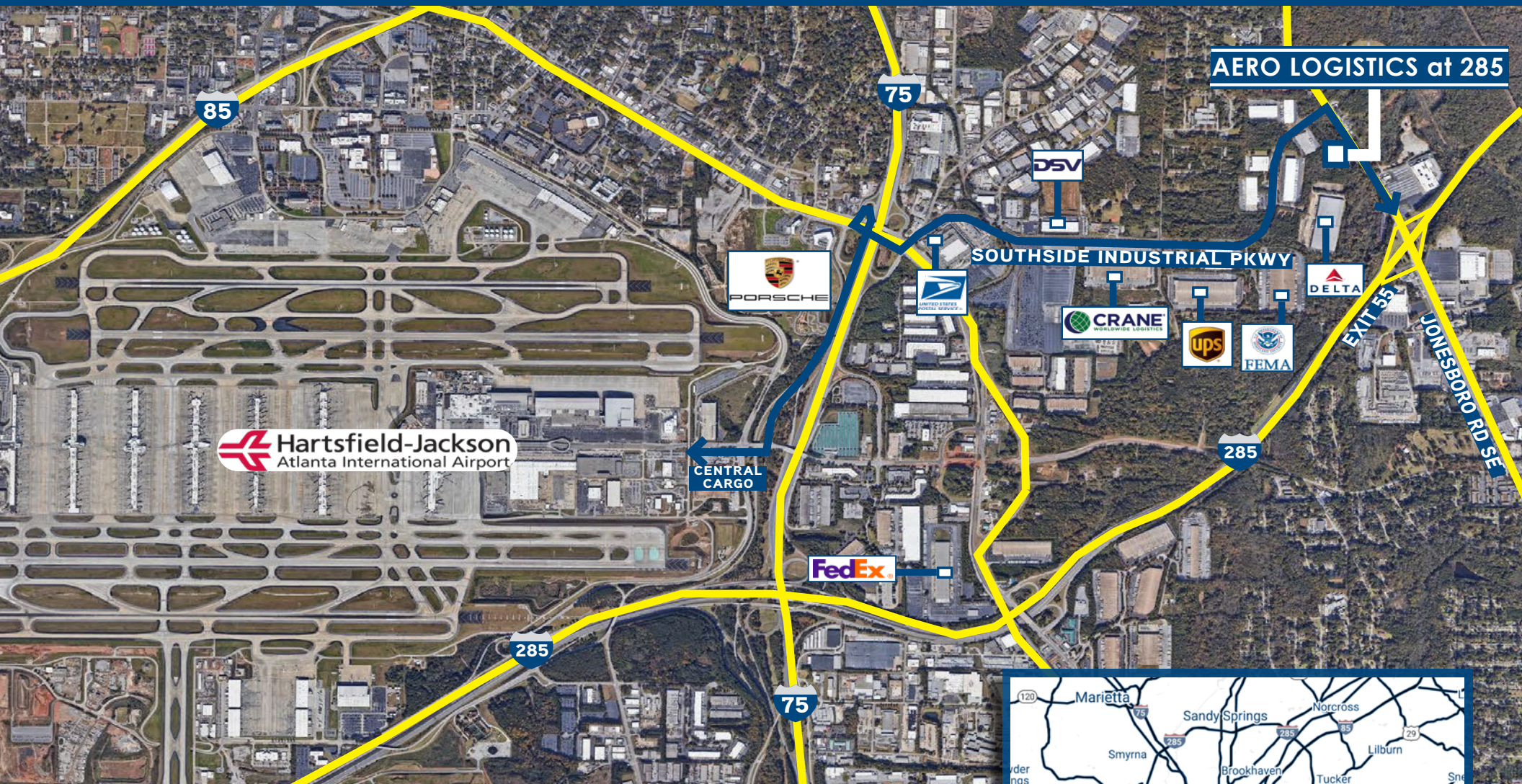
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LOCATION HIGHLIGHTS

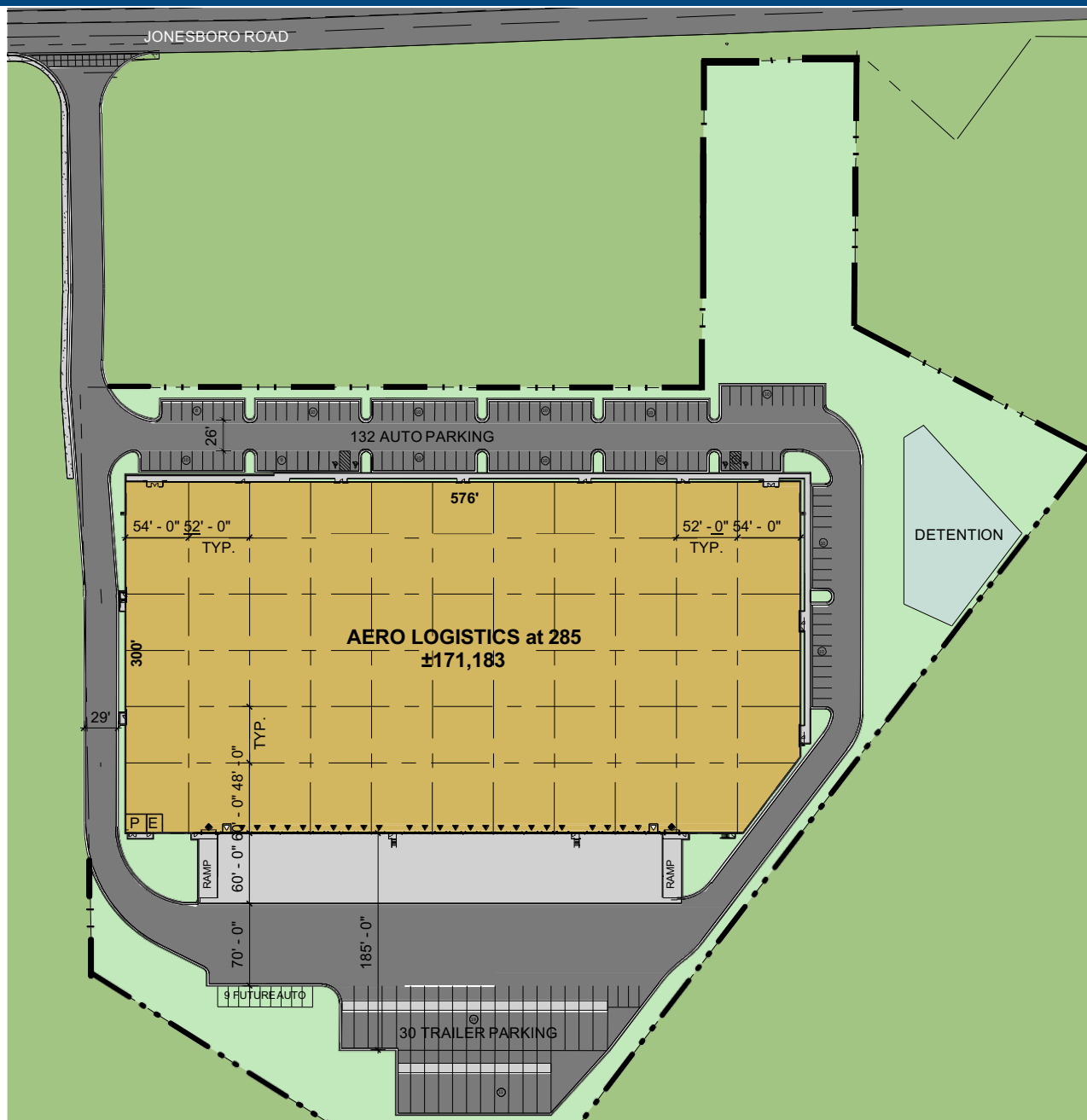
Aero Logistics at 285 is strategically positioned within the Airport Submarket in South Atlanta. This last mile development is located just 3.5 miles from central cargo within Hartsfield-Jackson International Airport, less than 0.5 mile from Interstate 285, and 2.0 miles from Interstate 75.



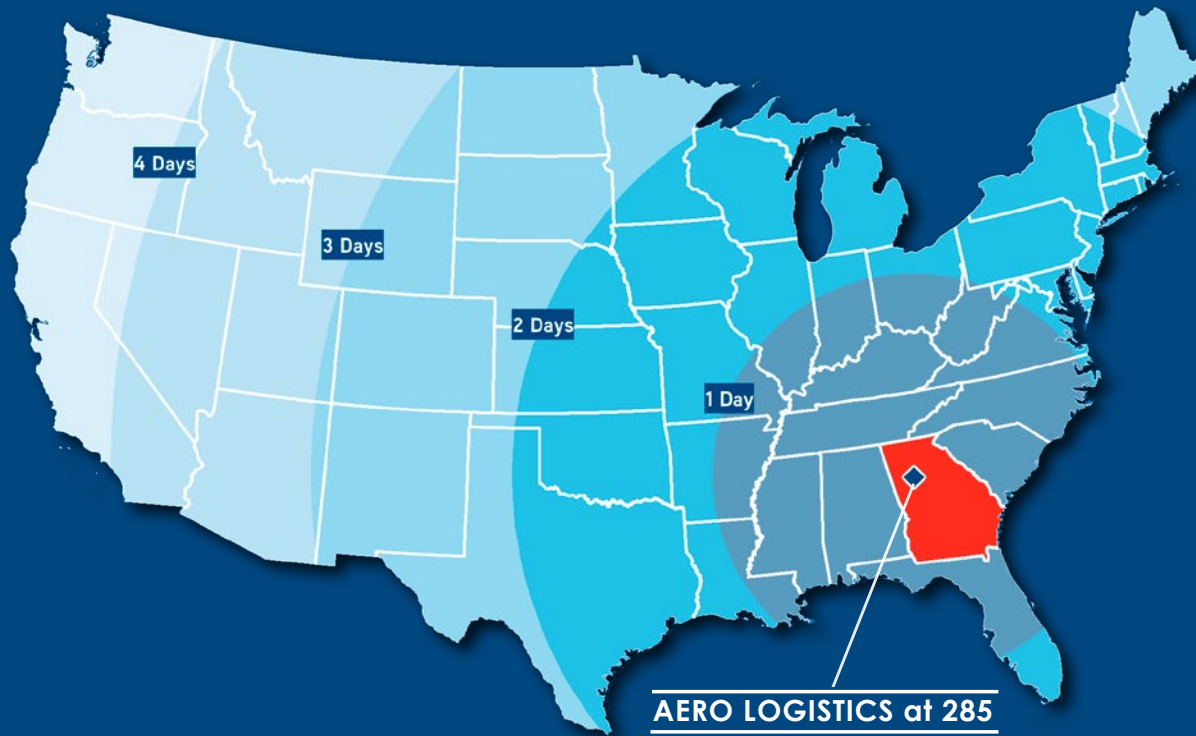
PROPERTY DETAILS

ADDRESS	3611 Jonesboro Road Atlanta, GA 30354
BUILDING FOOTPRINT	171,183 SF
OFFICE	BTS
CLEAR HEIGHT	32'
LOADING	27 Dock Doors 2 Drive-in Doors
AUTO PARKS	Up to 144 Spaces
TRAILER PARKS	30 Spaces
COLUMN SPACING	48' x 52' with 60' Speed Bays
CONFIGURATION	Rear-load
TRUCK COURTS	130'-240' Truck Court
SPRINKLER	ESFR
POWER	3-Phase, 277/480 with 2,000 AMP
SLAB	6" Unreinforced
ROOF	45 mil TPO R-20

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.



LOGISTICS HIGHLIGHTS



INTERSTATES

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



INTERMODALS

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



AIR

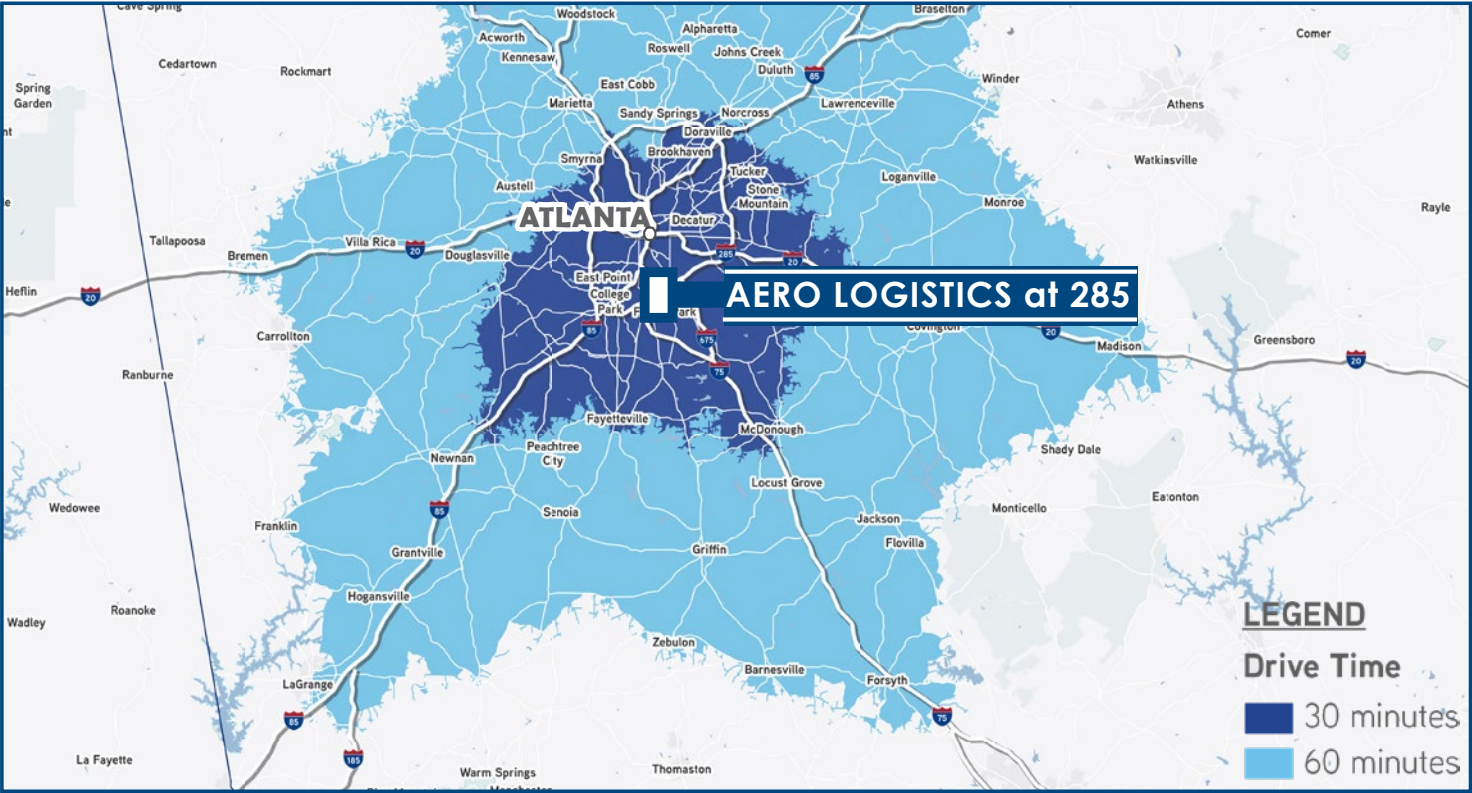
Hartsfield Jackson Int'l Airport	3.5 miles
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PORTS

Savannah	244 miles
Charleston	304 miles
Jacksonville	343 miles
Norfolk	599 miles
Miami	657 miles

LOCAL DRIVE TIME MAP & LABOR



REGIONAL METRICS	30 MIN ZIP DRIVE TIME FROM AERO LOGISTICS at 285	60 MIN ZIP DRIVE TIME FROM AERO LOGISTICS at 285	ATLANTA MSA	UNITED STATES
POPULATION (2021)	1,445,651	5,030,048	6,177,387	331,820,028
PROJECTED POPULATION CHANGE % (2020 - 2025)	7%	7%	7%	3%
LABOR FORCE (JUL 2021)	1,536,751	3,035,798	3,128,471	162,816,860
EMPLOYED LABOR FORCE (JUL 2021)	1,480,832	2,937,428	3,028,384	153,595,721
INDUSTRIAL WAREHOUSE LABOR (2021)	121,744	283,842	322,421	14,210,434
% OF EMPLOYED LABOR FORCE	8.2%	9.7%	10.6%	9.3%
% OF ATLANTA'S INDUSTRIAL WAREHOUSE LABOR FORCE	4%	9.4%	NA	NA
MEDIAN HOUSEHOLD INCOME (2021)	\$68,801	\$79,501	\$80,066	\$64,730
UNEMPLOYMENT RATE % (JUL 2021)	3.6%	3.2%	3.2%	5.7%

* Some metrics are only available at the county-level or above. Therefore, for ZIP-level regions, the following data categories reference county-level data: Median Household Income, Cost of Living, Unemployment, Labor Force, Mean Commute Time, and Crime.



LEASING INFORMATION:

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