

For Lease

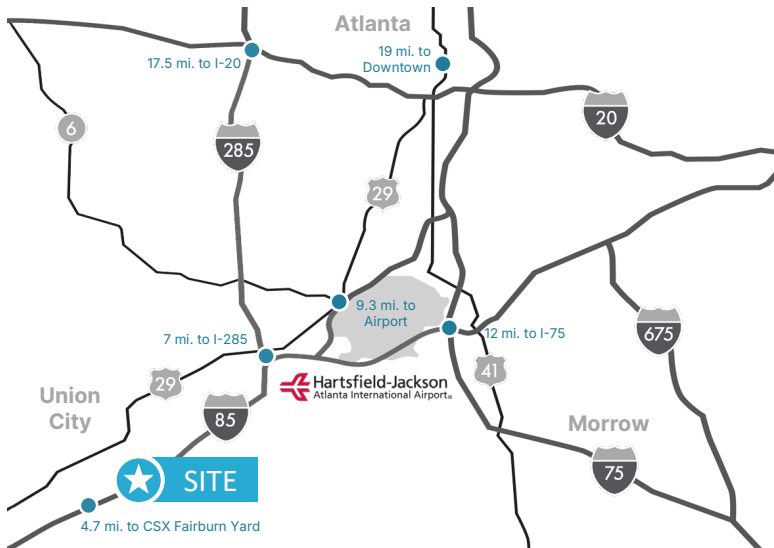
154,500 SF  
With IOS

INDUSTRIAL SPACE AVAILABLE



# 7280 Graham Road

Fairburn, Georgia 30213



## Property Info

<b>Building Size:</b>	154,500 SF
<b>Available:</b>	Full, freestanding building with I-85 frontage
<b>Office:</b>	4,071 SF main office 620 SF warehouse office
<b>IOS:</b>	±2.0 acres / 60-space trailer parking lot
<b>Clear Height:</b>	30' clear
<b>Column Spacing:</b>	52' x 30' typical
<b>Dock Doors:</b>	Fourteen (14)
<b>Drive-In Doors:</b>	One (1)
<b>Auto Parking:</b>	Seventy (70)
<b>Fire Protection:</b>	Wet sprinkler system
<b>Lighting:</b>	LED warehouse lighting
<b>Power:</b>	480/277V, 600 amps

## Broker Info

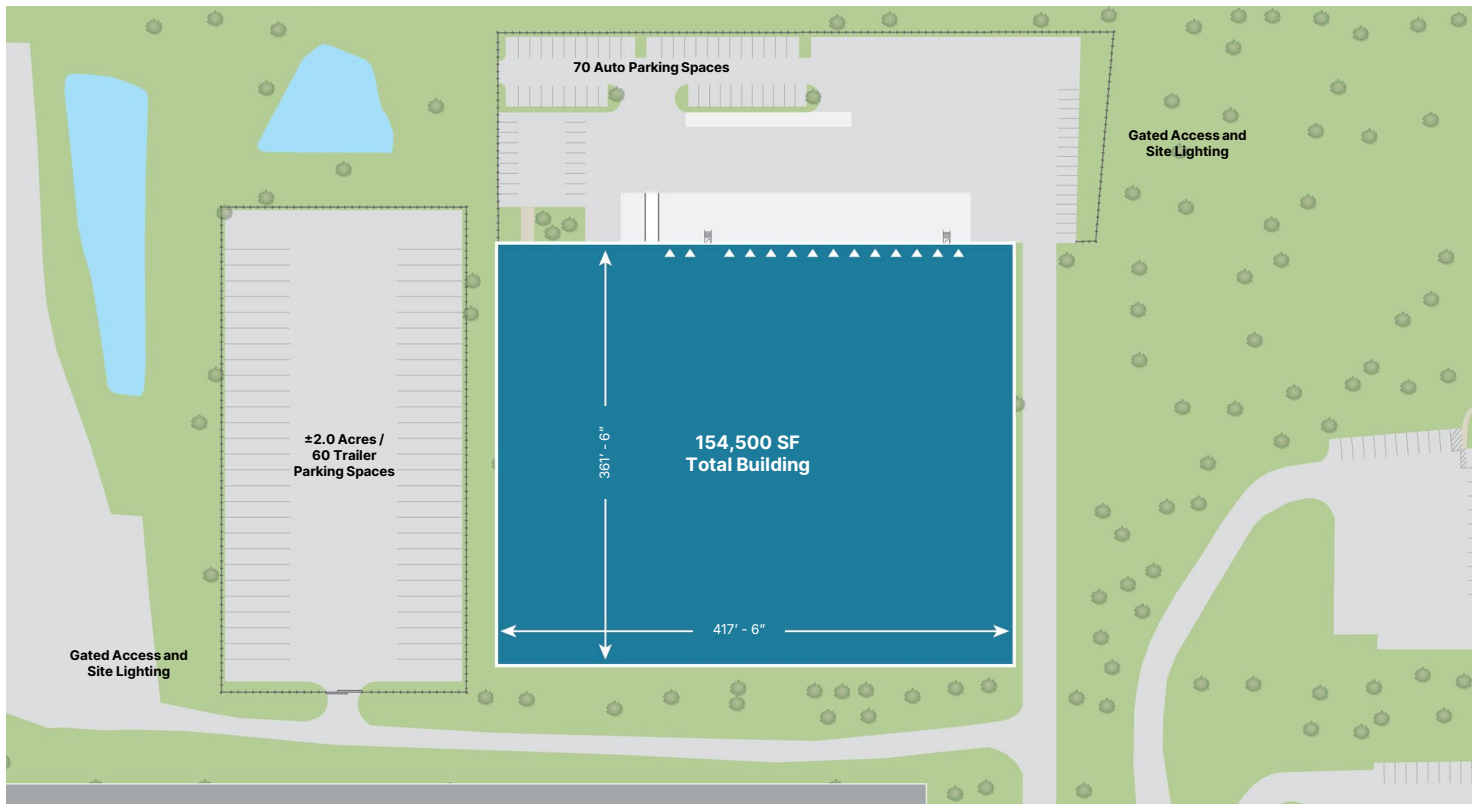
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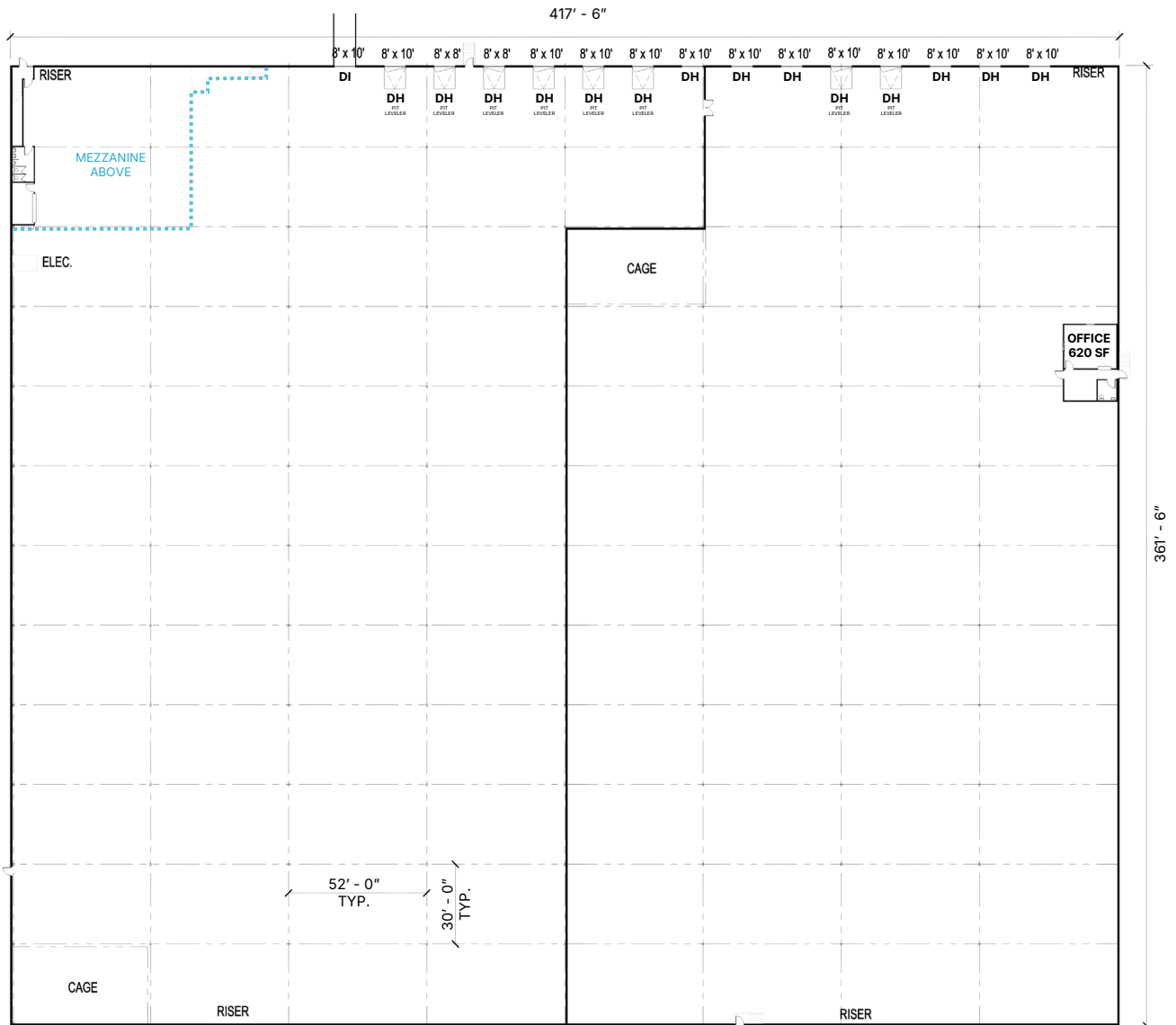
7280 Graham Road offers a **154,500 SF freestanding industrial building** for lease in Fairburn, Georgia, with **prominent I-85 frontage** and a **dedicated ±2.0-acre lot/outdoor storage area**. The building features 30' clear height, 52' x 30' typical column spacing, fourteen dock-high doors, one drive-in door, wet sprinkler protection, and 480/277V, 600-amp power. Designed for warehouse, distribution, logistics, and outdoor storage users, the property provides **functional loading, trailer parking, gated access, site lighting, and excellent connectivity to Atlanta's major transportation network**, including CSX Fairburn Yard, Hartsfield-Jackson Atlanta International Airport, I-285, I-75, I-20, and Downtown Atlanta.



**Floor Plan**



**Mezzanine Level**  
4,071 SF



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Interstate 285: 7.0 miles  
Interstate 75: 12.0 miles  
Interstate 20: 17.5 miles



CSX Fairburn Yard: 4.7 miles

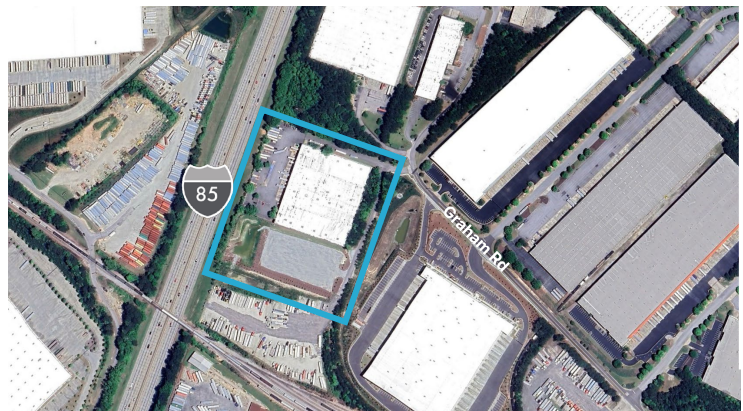


Hartsfield-Jackson International Airport: 9.3 miles



Port of Savannah: 259 miles

**TRUCK DRIVE TIMES TO / FROM ATLANTA**



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