

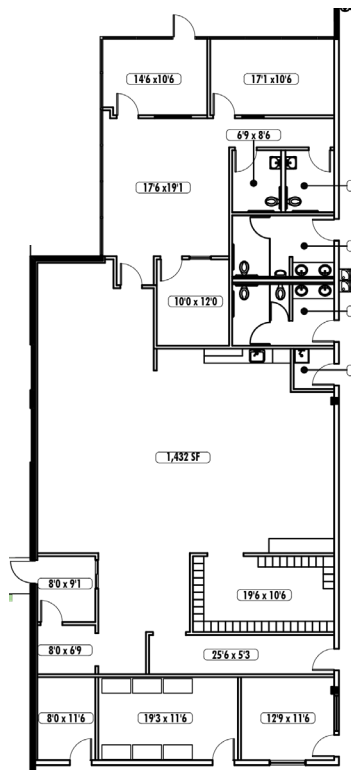
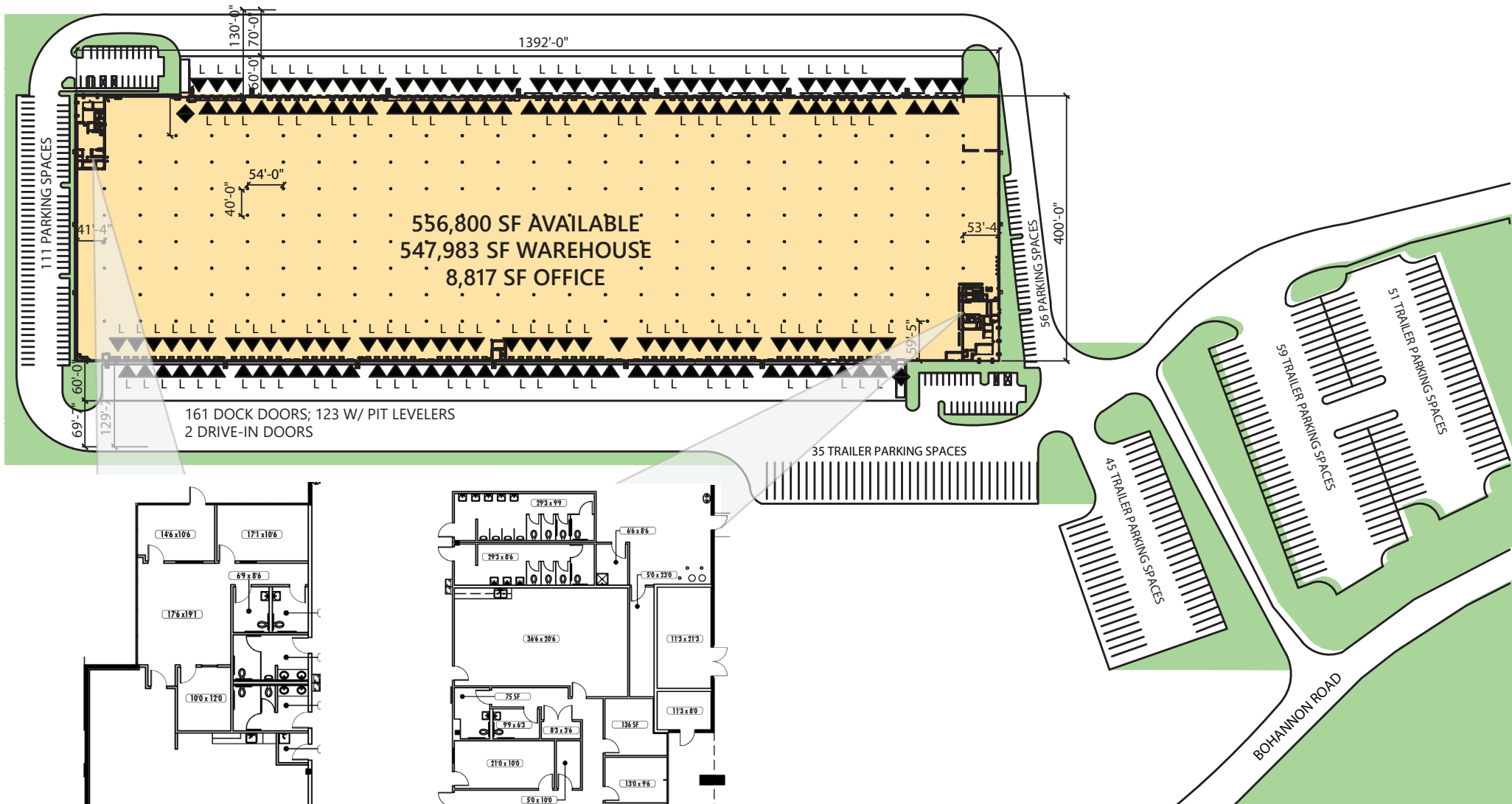


556,800 SF Available

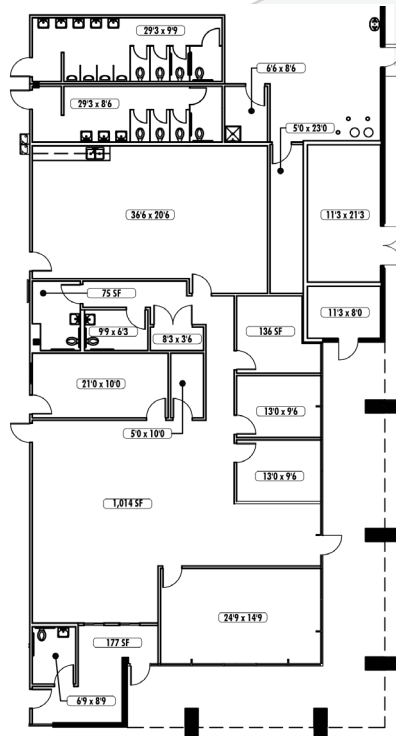
1525 Oakley Industrial Blvd.

FAIRBURN, GA 30213





Northwest office plan
4,000 SF



Southeast office plan
4,817 SF

- ▲ DOCK DOOR
- ▲ DOCK DOOR W/LEVELER
- ◆ DRIVE-IN DOOR
- ▲ ON-GRADE DOOR
- ⊠ EDGE OF DOCK LEVELER
- ▣ PIT LEVELER
- LAND
- LEASED AREA
- VACANT AREA

Building Specifications



8,817 SF office
(3 office pods)



2 drive-in doors



32' minimum
clear height



123 dock doors with
35,000 lb pit levelers
with z guards



38 dock doors
without levelers
with z guards



29 forklift charging
disconnects-4 (20a),
11 (30a), and 14 (40a)



167 auto
parking spaces



190 trailers
spaces



**ESFR SPRINKLER
SYSTEM** K-17 heads



2,600A,
277/480V power



10 HVLS fans



LED LIGHTING in
warehouse and office



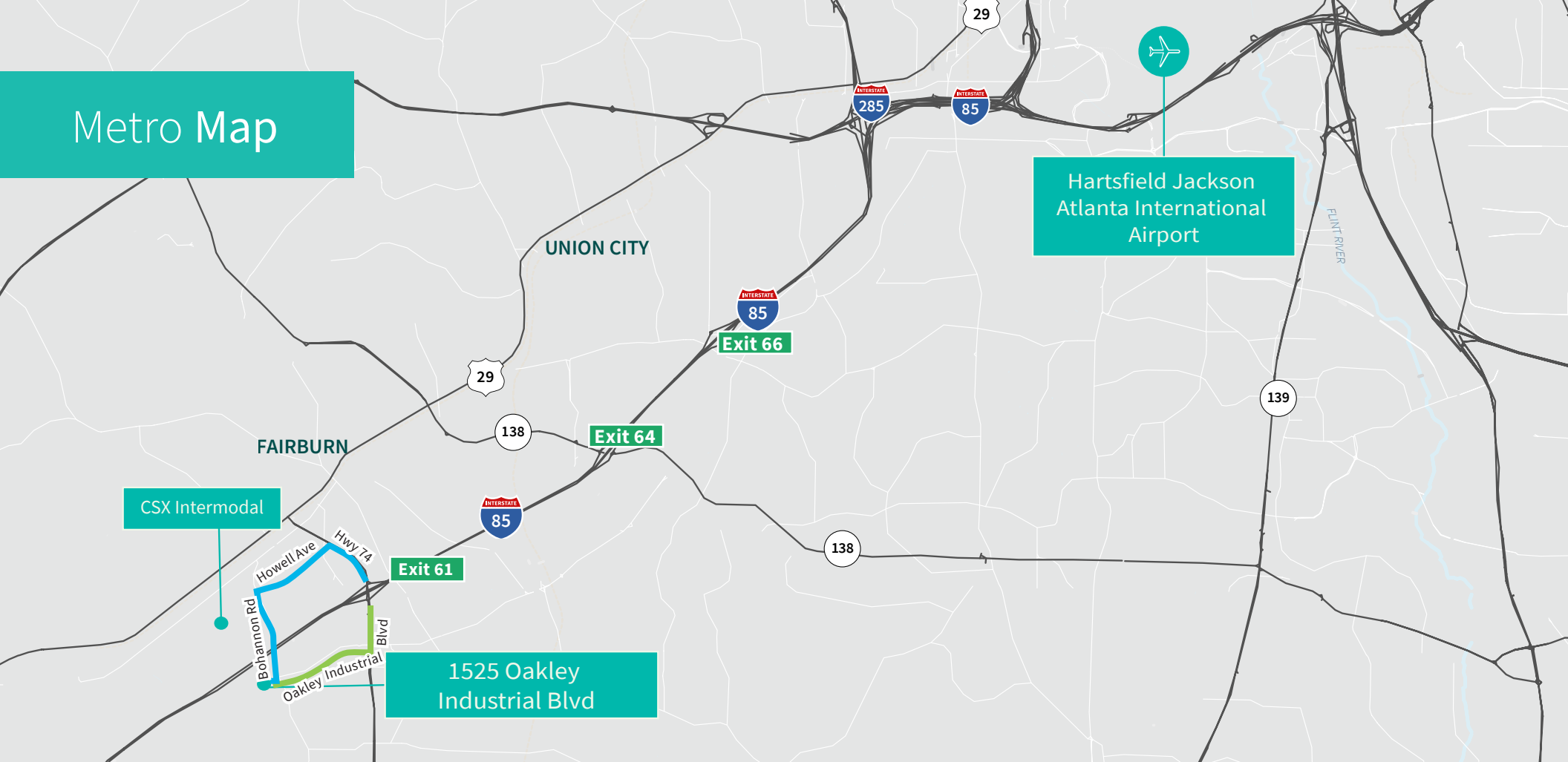
CROSS-DOCK
configuration



54' X 40' column
spacing with 59'5" in
staging bays



Metro Map



Routes to I-85

Via Oakley Industrial Blvd. (1 mile) —

Via Howell Ave. (2.5 miles) —

Distances to Interstate Hwys

I-85 < 1 mile

I-285 9.2 miles

I-75 14.5 miles

Ports/Intermodals/Airports

CSX Intermodal 1.6 miles

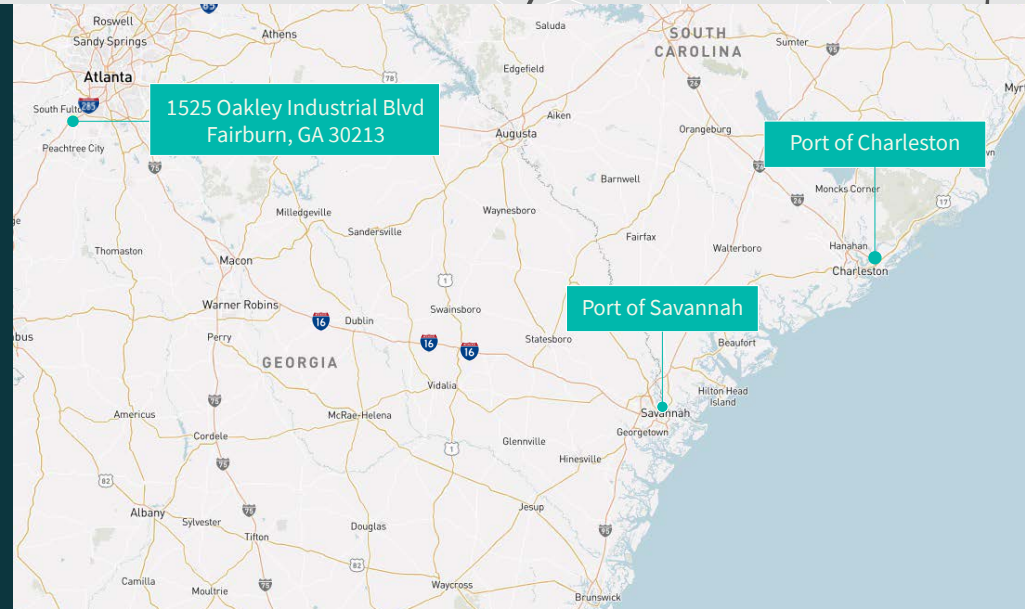
Hartsfield- Jackson Atlanta Int'l Airport 13 miles

Norfolk Southern Intermodal 26 miles

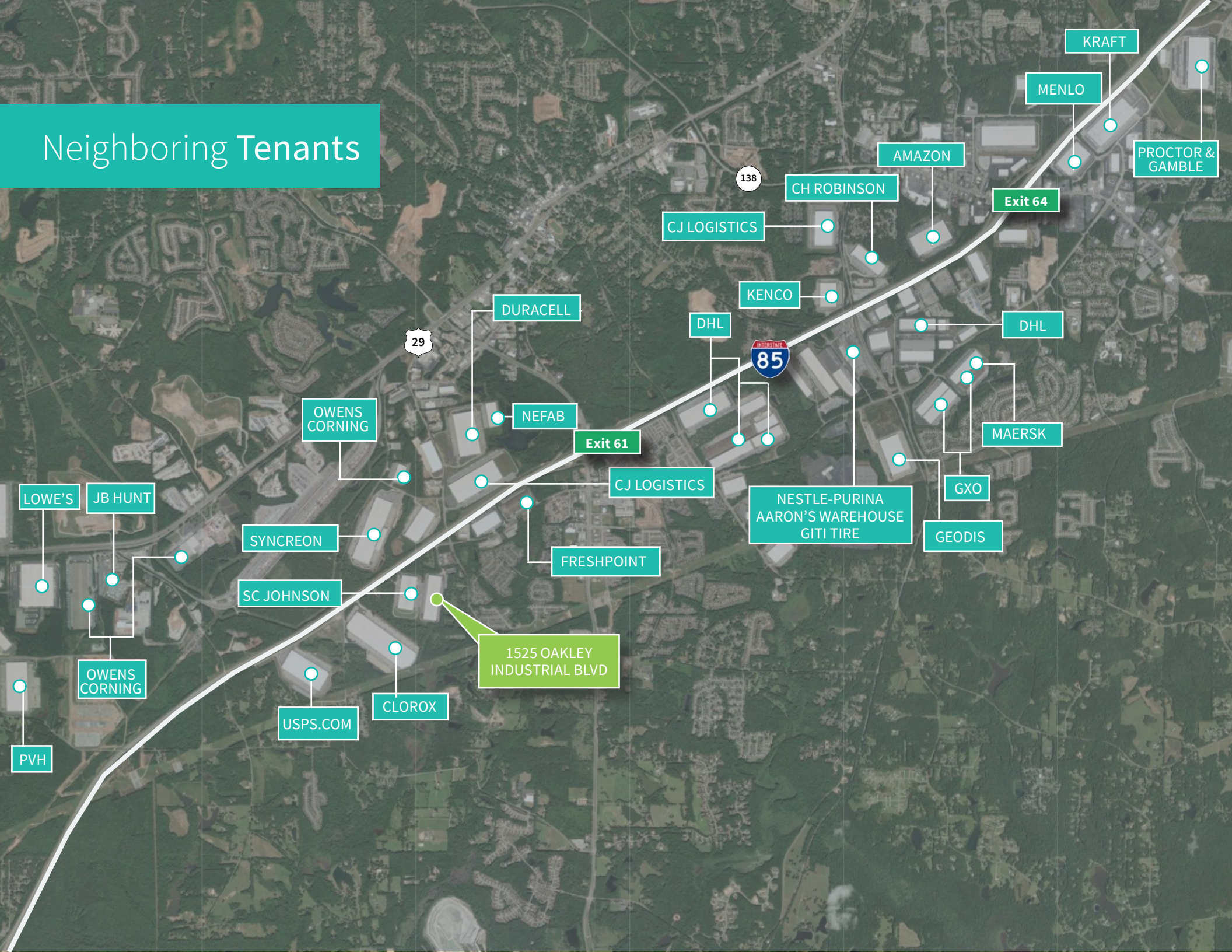
Lagrange, GA 50 miles

Port of Savannah 256 miles

Port of Charleston 314 miles



Neighboring Tenants



Prologis Essentials

Prologis Essentials is the all-in-one way to help build resilience, innovation and growth into your business-today and in the future.

Your single-source service for efficient move-in and operations at prologisessentials.com



Operations

Turnkey warehouse solutions to get you operational quickly and keep your product moving efficiently.

- Move in + setup
- Racking systems
- Forklifts and material handling equipment
- Automation solutions



Energy + Sustainability

Energy + sustainability tools and resources build your decarbonized business.

- Clean energy solutions
- Energy storage
- Backup power generators



Mobility

Mobility solutions to turbocharge your drive to zero emissions.

- Fleet electrification for depots and hubs
- On-demand power
- Hydrogen fueling
- Workplace charging



Workforce

Unlock the potential of your workforce and enhance recruitment, retention and productivity.

- Community Workforce Initiative (CWI)
- Talent staffing and retention programs
- Training and certification

Delivery Windows



Regional Logistics Amplified



TOTAL POPULATION

2,659,032



HOUSEHOLD INCOME

\$80,690



TOTAL WAREHOUSE LABOR

132,177



TOTAL MANUFACTURING LABOR

56,936



TOTAL EMPLOYEES

1,669,506

45 MIN DRIVE TIME



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ABOUT PROLOGIS

Prologis, Inc. is the global leader in logistics real estate with a focus on high-barrier, high-growth markets. At March 31, 2024, the company owned or had investments in, on a wholly owned basis or through co-investment ventures, properties and development projects expected to total approximately 1.2 billion square feet (115 million square meters) in 19 countries. Prologis leases modern logistics facilities to a diverse base of approximately 6,700 customers principally across two major categories: business-to-business and retail/online fulfillment.