



RELIANT | REAL ESTATE
PARTNERS LLC

For Sale or Lease
154,500 SF
With IOS

INDUSTRIAL SPACE AVAILABLE



7280 Graham Road
Fairburn, Georgia 30213



Property Info

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

Broker Info

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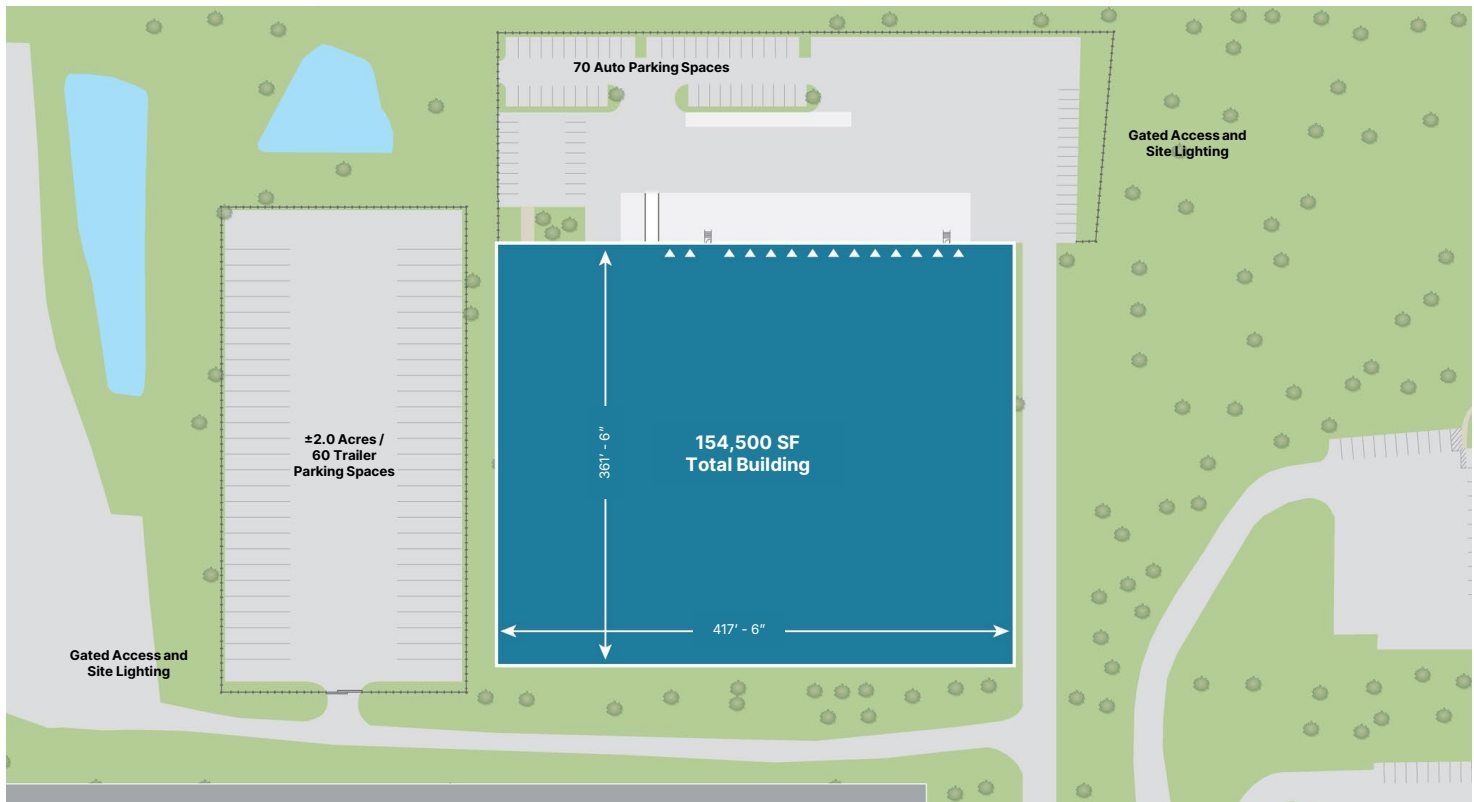
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Property Info

7280 Graham Road offers a rare opportunity to **lease or purchase a 154,500 SF freestanding industrial facility** with dedicated **Industrial Outdoor Storage (IOS)** in Fairburn, Georgia. Featuring **prominent I-85 frontage** and a secured **±2.0-acre gravel lot**, the property is ideally suited for **distribution or manufacturing users** that require additional **fleet/trailer parking or a laydown yard**. Building features include **30' clear height, 52' x 30' typical column spacing, fourteen (14) dock-high doors, one (1) drive-in door, wet sprinkler system, LED warehouse lighting, and 480/277V, 600-amp power**. The **±2.0-acre gravel lot** is **gated, lit, and offers 60 trailer parking spots** or secure outdoor storage. 7280 Graham Road has **excellent access to Metro Atlanta's transportation infrastructure**, including I-85, I-285, I-75, I-20, CSX Fairburn Yard, Hartsfield-Jackson Atlanta International Airport, and Downtown Atlanta.



Truck Court View



Aerial View of Building



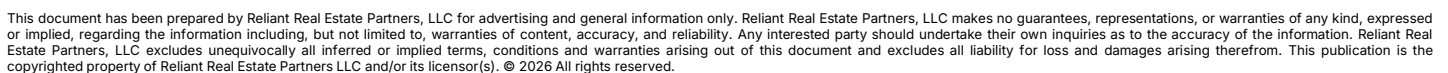
Aerial View of Building



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7280 Graham Road Fairburn, GA 30213

The floor plan of the 4th floor shows a large central open area with several smaller rooms and corridors. A staircase is located on the right side of the floor. The plan is labeled with '4' in the bottom right corner.

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

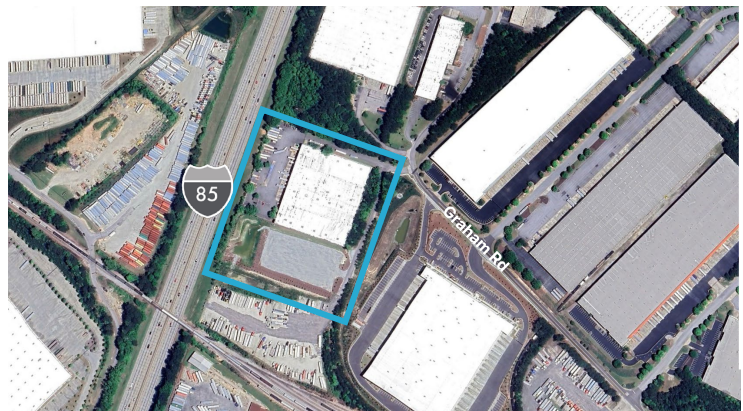


Hartsfield-Jackson
International Airport: 9.3 miles



Port of Savannah: 259 miles

**TRUCK DRIVE
TIMES TO /
FROM
ATLANTA**



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