



ARES
INDUSTRIAL
MANAGEMENT

7405 GRAHAM ROAD

7405 GRAHAM RD, FAIRBURN, GA, 30213

FOR LEASE | 71,978 - 204,310 SQ FT



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

MIKE SUTTER, SIOR

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ELIZABETH KENNEDY

Director
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Property

FEATURES

- 71,978 - 204,310 SF
- 5,153 - 11,189 SF of office
- 22' clear height
- 40 total dock high doors
- 13 pit levelers
- 1 ramp

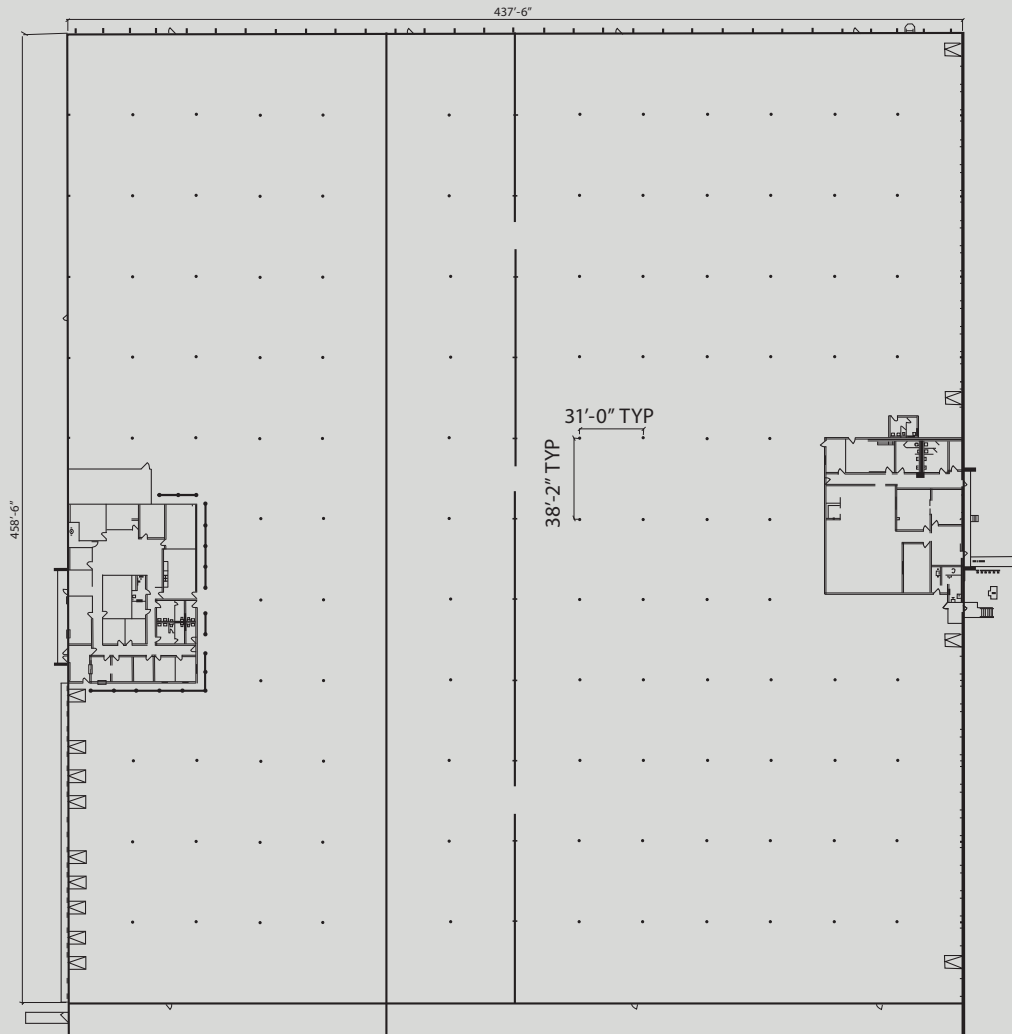
- LED lights on motion sensors
- 38' x 31' column spacing
- 120' truck court depth
- Wet Sprinkler System
- Power: 800 amps @ 277/480v

Suite A

Total SF: 71,978 SF
Office SF: 6,036 SF
12 Docks

Suite B

Total SF: 132,332 SF
Office SF: 5,153 SF
28 Docks



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Location

HIGHLIGHTS

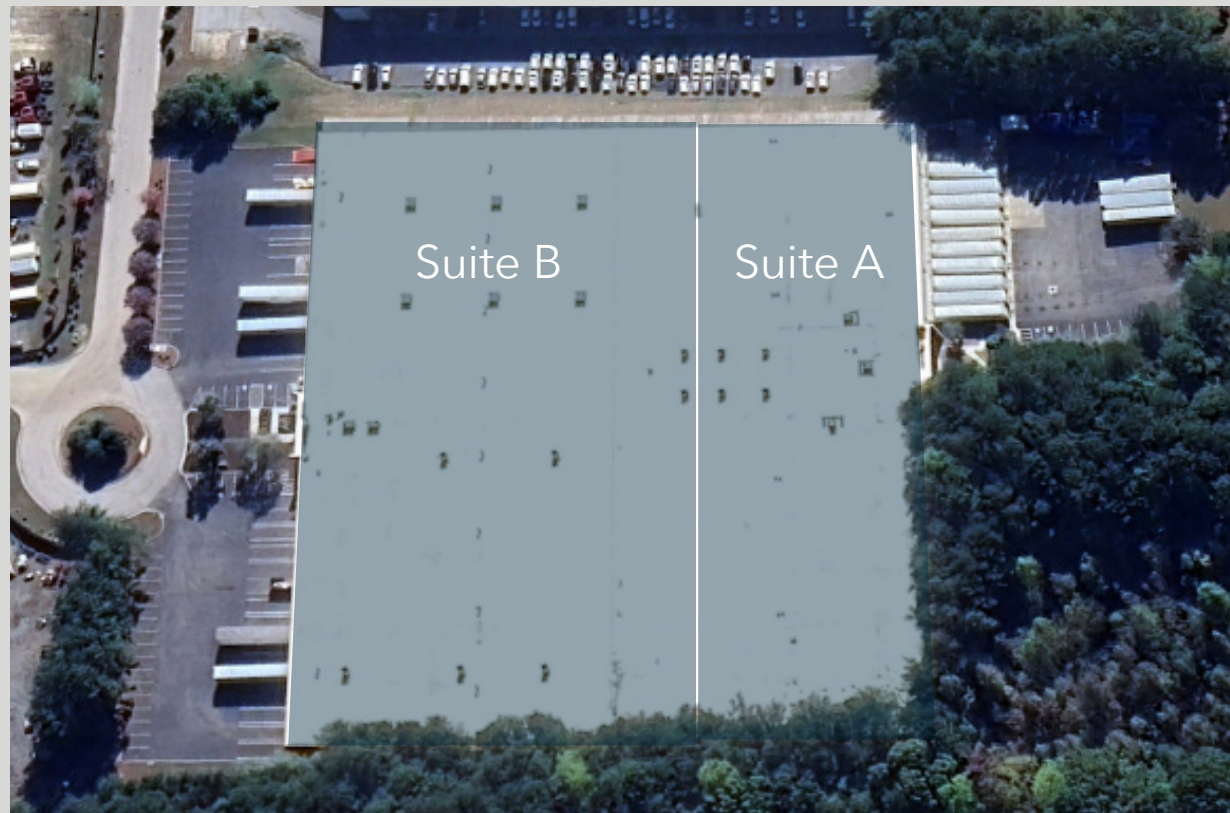
- I-85: 2.3 miles
- I-285: 7.5 miles
- CSX Intermodal: 5.3 miles
- Hartsfield-Jackson Atlanta International Airport: 13.7 mi



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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