



RELIANT | REAL ESTATE
PARTNERS LLC

For 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

Adam Richards

D: (404) 760-7181
M: (404) 213-4287
arichards@reliant-re.com

Mike Weinberger

D: (404) 760-7183
M: (770) 891-7235
mweinberger@reliant-re.com

Drew Venable

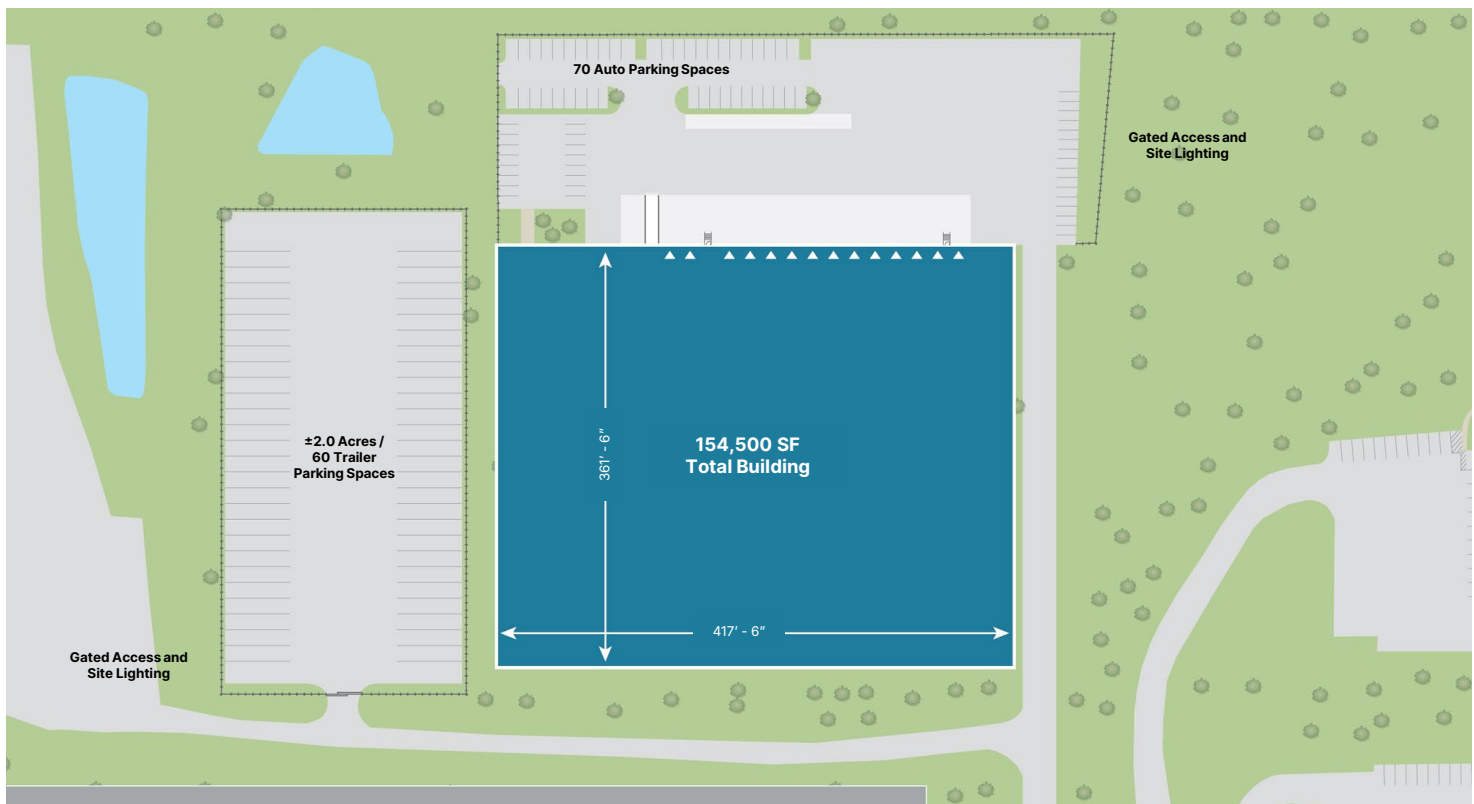
D: (404) 760-7186
M: (229) 392-8745
dvenable@reliant-re.com

reliant-re.com



Property Info

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.



Truck Court View



Aerial View of Building

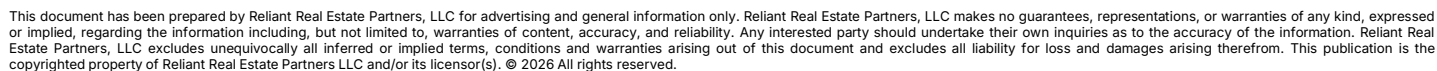




Industrial Space For Lease
7280 Graham Road Fairburn, GA 30213

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

4.071 SF





RELIANT | REAL ESTATE
PARTNERS LLC

Industrial Space For Lease
7280 Graham Road Fairburn, GA 30213



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



CSX Fairburn Yard: 4.7 miles

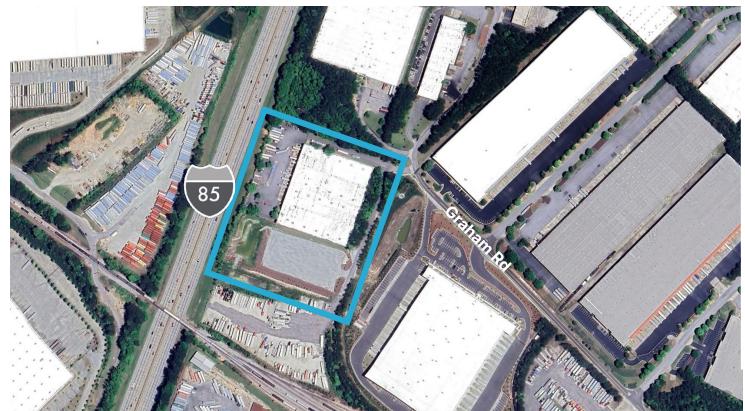


Hartsfield-Jackson
International Airport: 9.3 miles



Port of Savannah: 259 miles

TRUCK DRIVE TIMES TO / FROM ATLANTA



Broker Info

Adam Richards

D: (404) 760-7181
M: (404) 213-4287
arichards@reliant-re.com

Mike Weinberger

D: (404) 760-7183
M: (770) 891-7235
mweinberger@reliant-re.com

Drew Venable

D: (404) 760-7186
M: (229) 392-8745
dvenable@reliant-re.com

reliant-re.com