ARES
INDUSTRIAL
MANAGEMENT

BRASELTON CIRCUIT BUSINESS CENTER

138 BRASELTON PARKWAY, BUILDING 300, BRASELTON, GA 30517

FOR LEASE | **67,259 SQ FT** | **Class A Warehouse Facility**

BroadPoint
PARTNERS

BROADPOINT PARTNERS

3715 Northside Pkwy NW, Ste. 4-305
Atlanta, GA 30327
404-210-4981

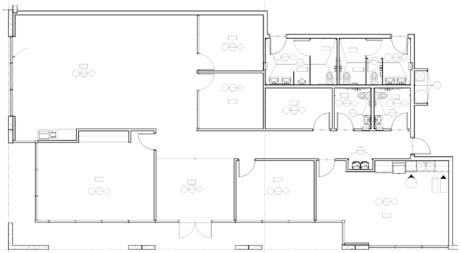
OWNED BY

ARES
INDUSTRIAL
MANAGEMENT

Property
FEATURES

- 341,778 SF Building
- 67,259 SF Available
- 2,949 SF Office
- 32’ Clear Height
- 54’ W x 52’ D Column Spacing
- 320’ x 1068’ Building Dimensions
- 185’ Truck Court
- 9 (9’ x 10’) Dock High Doors
  - 6 with 40,000lb mechanical pit levelers
- 1 (14’ x 16’) Drive-In Doors
- 75 Auto Parking Spaces
- 13 Trailer Parking Spaces
- LED Warehouse Lighting @ 30 FC
- ESFR Sprinkler System

OFFICE PLAN | 2,949 SF



ARES INDUSTRIAL MANAGEMENT

Location

HIGHLIGHTS

- 0.5 Miles to I-85
- 17 Miles to I-985
- 34 Miles to I-285
- 50 Miles to Norfolk Southern Inman
- 52 Miles to CSX Hulsey Yard
- 58 Miles to Hartsfield-Jackson Atlanta Airport
- 63 Miles to Norfolk Southern Austell
- 70 Miles to CSX Fairburn
- 114 Miles to Inland Port Greer
- 235 Miles to Port of Savannah

ARES
INDUSTRIAL
MANAGEMENT

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**.

PRICE WEAVER
BroadPoint Partners
404-210-4981
pweaver@broadpoint-partners.com

HOOPER WILKINSON
BroadPoint Partners
850-694-4667
hwilkinson@broadpoint-partners.com

BEN LOGUE
Colliers
404-877-9232
ben.logue@colliers.com

WALKER WELLFORD
Taylor & Mathis
770-795-1330
wwellford@taylormathis.com