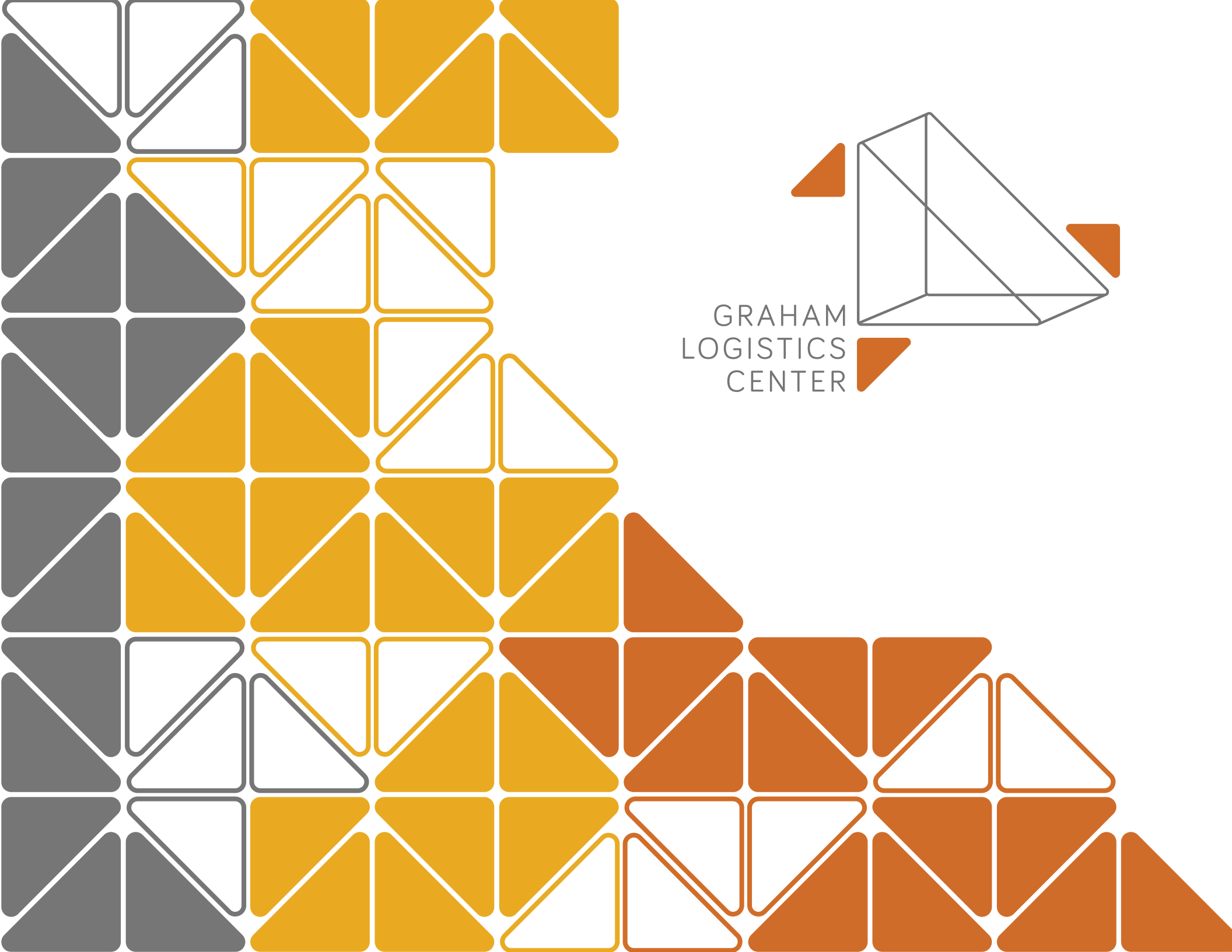
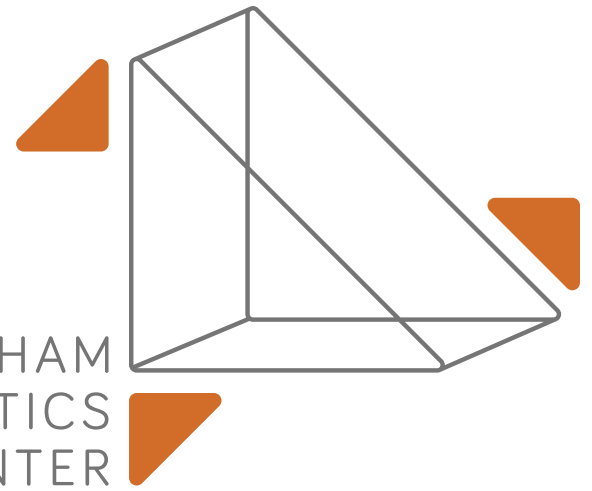




GRAHAM
LOGISTICS
CENTER







PARKING SUMMARY

82,836 RSF Available

- Trailer Parking: 38 total spaces (0.46:1,000 RSF)
- Personnel Parking: 50 total spaces (0.6:1,000 RSF)

17 Trailer Spaces
Available

185' Truck Court Depth

AVAILABLE

LEASED

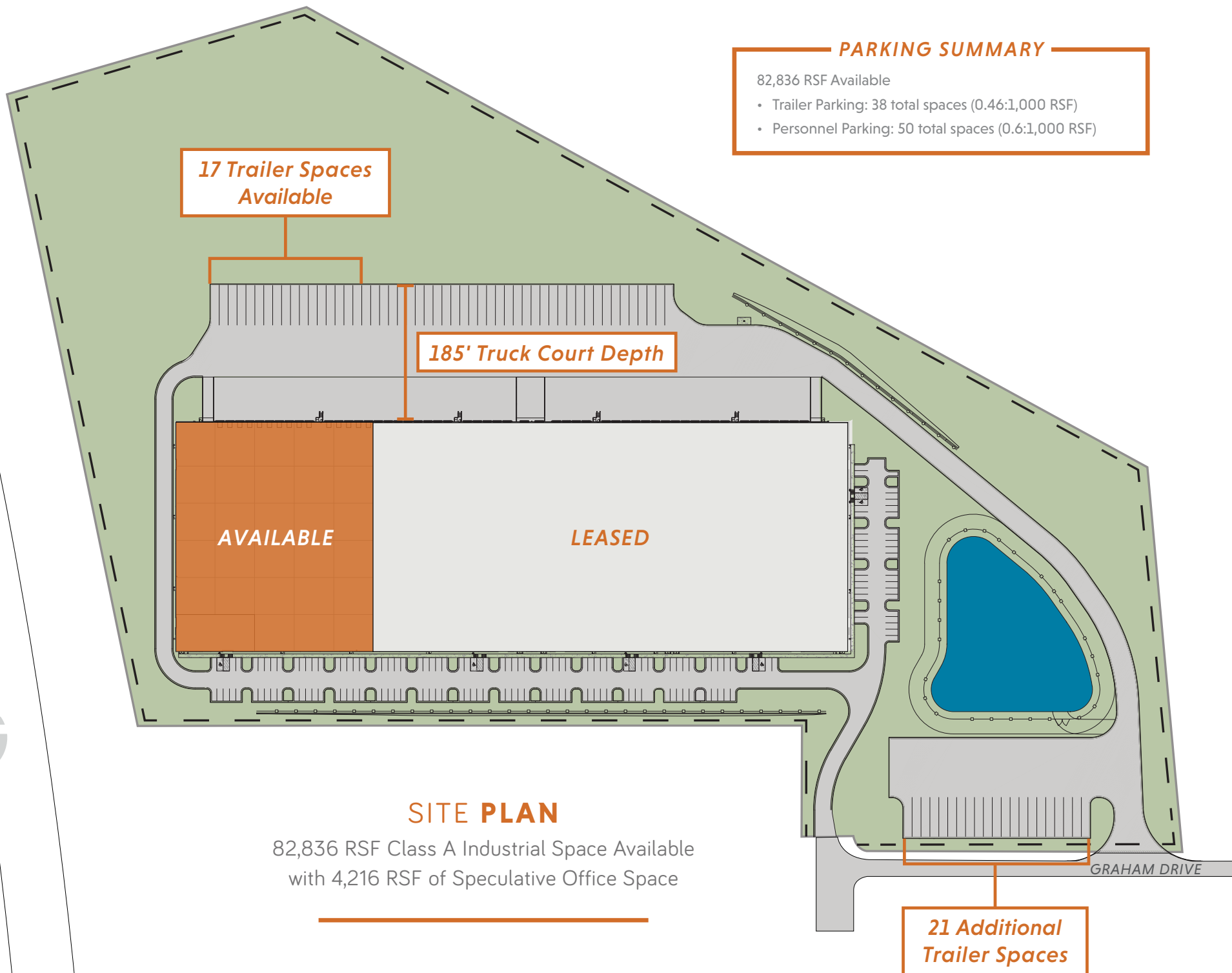
SITE PLAN

82,836 RSF Class A Industrial Space Available
with 4,216 RSF of Speculative Office Space

21 Additional
Trailer Spaces

GRAHAM DRIVE

85





check out our NEW VIDEO

PROPERTY LOCATION & BUILDING FACTS

7375 Graham Drive | Fairburn, Georgia | 30213

	GRAHAM LOGISTICS CENTER
Clear height	32'
Building RSF	281,090 RSF
Loading	Rear-load facility
Slab depth	7" Fully reinforced
Building depth	310'
Office	4,216 RSF
Loading docks	(54) 9' x 10' Dock high
	(2) 12' x 14' Drive-in
Truck court depth	185'
Column Spacing	50' x 53' x 4"
Total trailer spaces	73
Total auto parking	171 (Expandable to 236)
Electric	2,000 Amps
Lighting	LED
Sprinkler system	ESFR
Signage	Interstate signage opportunity

SPECULATIVE IMPROVEMENTS

- 4,216 RSF speculative office coming soon
- LED light fixtures throughout the warehouse area (motion sensor ready)
- Warehouse walls/envelope painted white
- Strategic privacy fencing
- 1' Dock door numbers
- All columns painted yellow to 10' and grey above 10'

Hartsfield-Jackson
Atlanta International Airport

10 MILES

ATLANTA

EXIT 66

EXIT 64



1.7 MILES

EXIT 64

GRAHAM LOGISTICS CENTER

138

BEVERLY ENGRAM PARKWAY

FAYETTEVILLE ROAD

JONESBORO ROAD

GRAHAM ROAD



92

74

EXIT 61

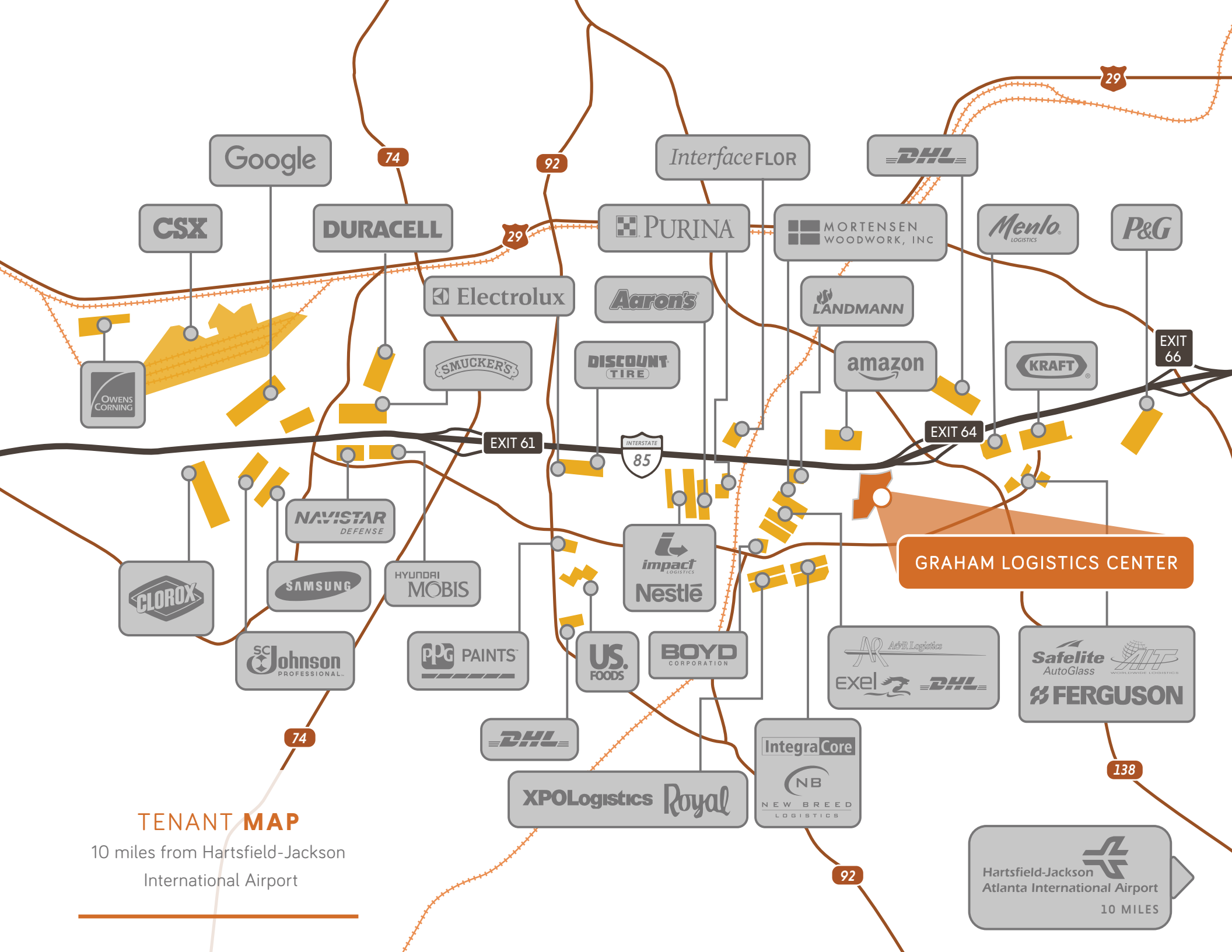
EXIT 61



2.8 MILES

[CSX]

4 MILES





QUOTES FROM THE **SOUTH METRO NEIGHBOR**

"[Graham Logistics Center is] the kind of development that we need to have in our community."

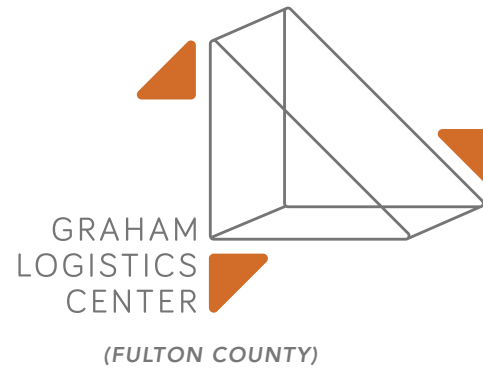
- Mayor William "Bill" Edwards (pictured left)

"This is the right location for this type of business."

- City Councilwoman Rosie Jackson (pictured right)



LABOR PROFILE GRAHAM LOGISTICS CENTER (FULTON COUNTY)



GEORGIA'S PREMIER INDUSTRIAL LABOR POOL

Fulton County is home to Georgia's largest industrial labor force (69,661 workers).

NO COMPARISON

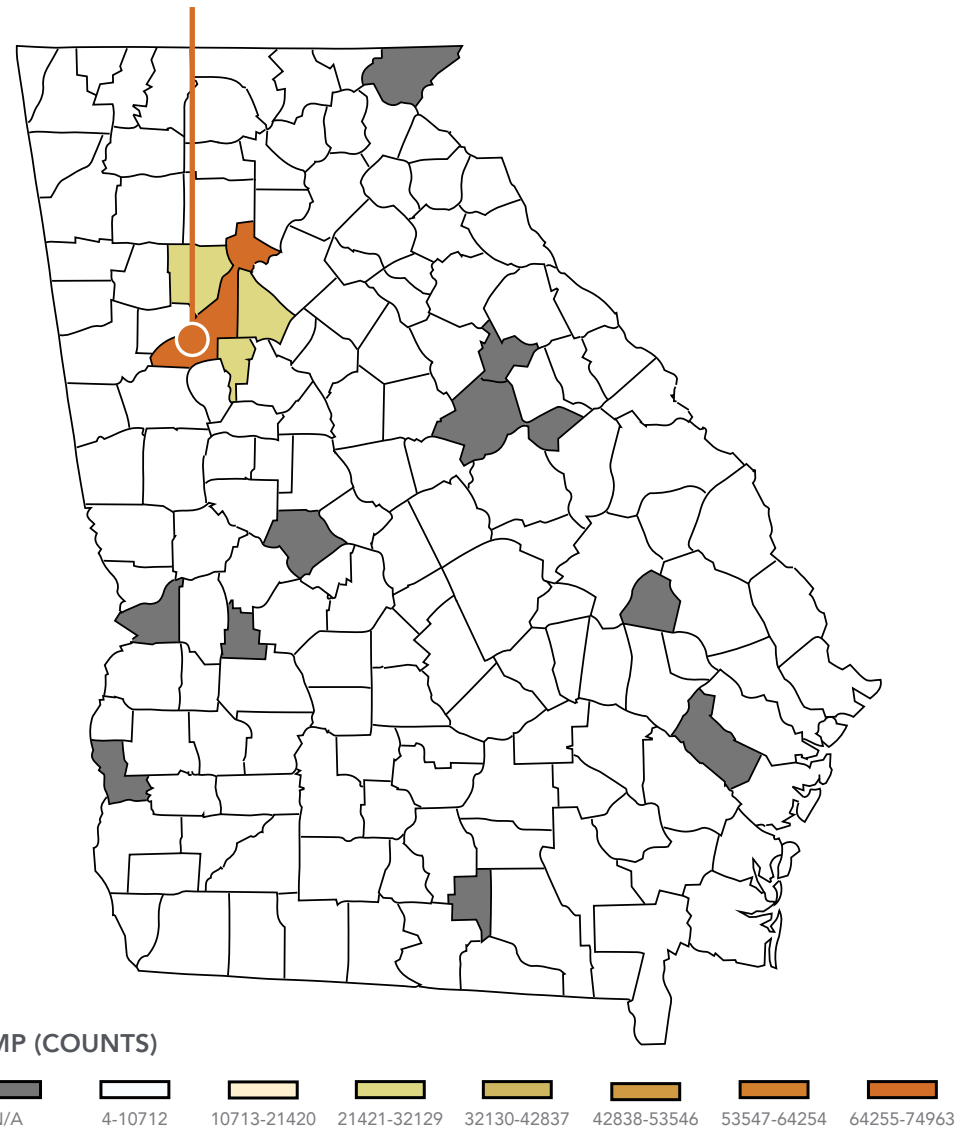
Fulton County's industrial labor force is 393 percent larger than any other.

WELL TRAINED LABOR

15 Technical Schools, Colleges, and Universities located within a 30 minute drive of Graham Logistics Center.

AVAILABLE LABOR

8.1 percent of Fulton County's industrial labor force is available for hire (compared to 5.8 percent available for entire Atlanta MSA).





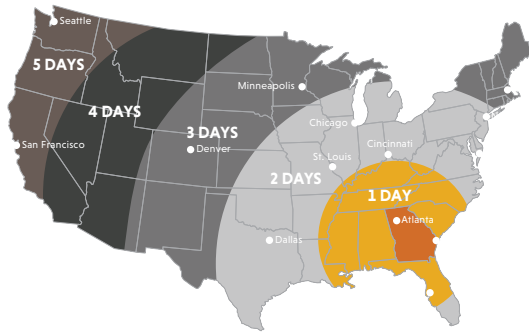
USA DRIVE TIME MAPS

Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

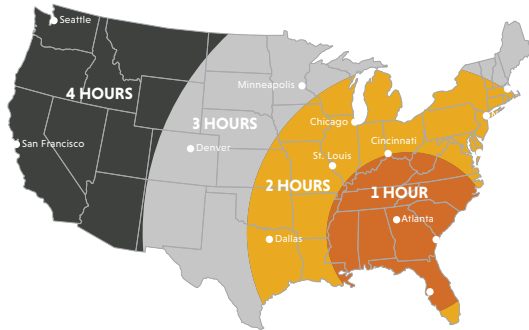
DRIVE TIMES

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	250 Miles
Port of Brunswick	300 Miles
Port of Pensacola	300 Miles
Port of Charleston	330 Miles
Port of Jacksonville	350 Miles

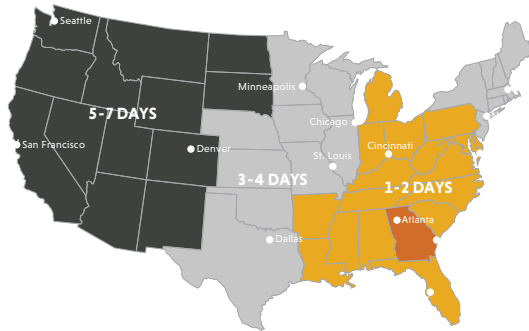
LOCATION	DISTANCE
IN-STATE ACCESS	
(I-85) Exit 64	1.7 Miles
(I-85) Exit 61	2.8 Miles
CSX Fairburn Terminal	4.0 Miles
Interstate 285	7.0 Miles
Hartsfield-Jackson International Airport	10.0 Miles
Interstate 75	12.0 Miles
Interstate 20	18.0 Miles



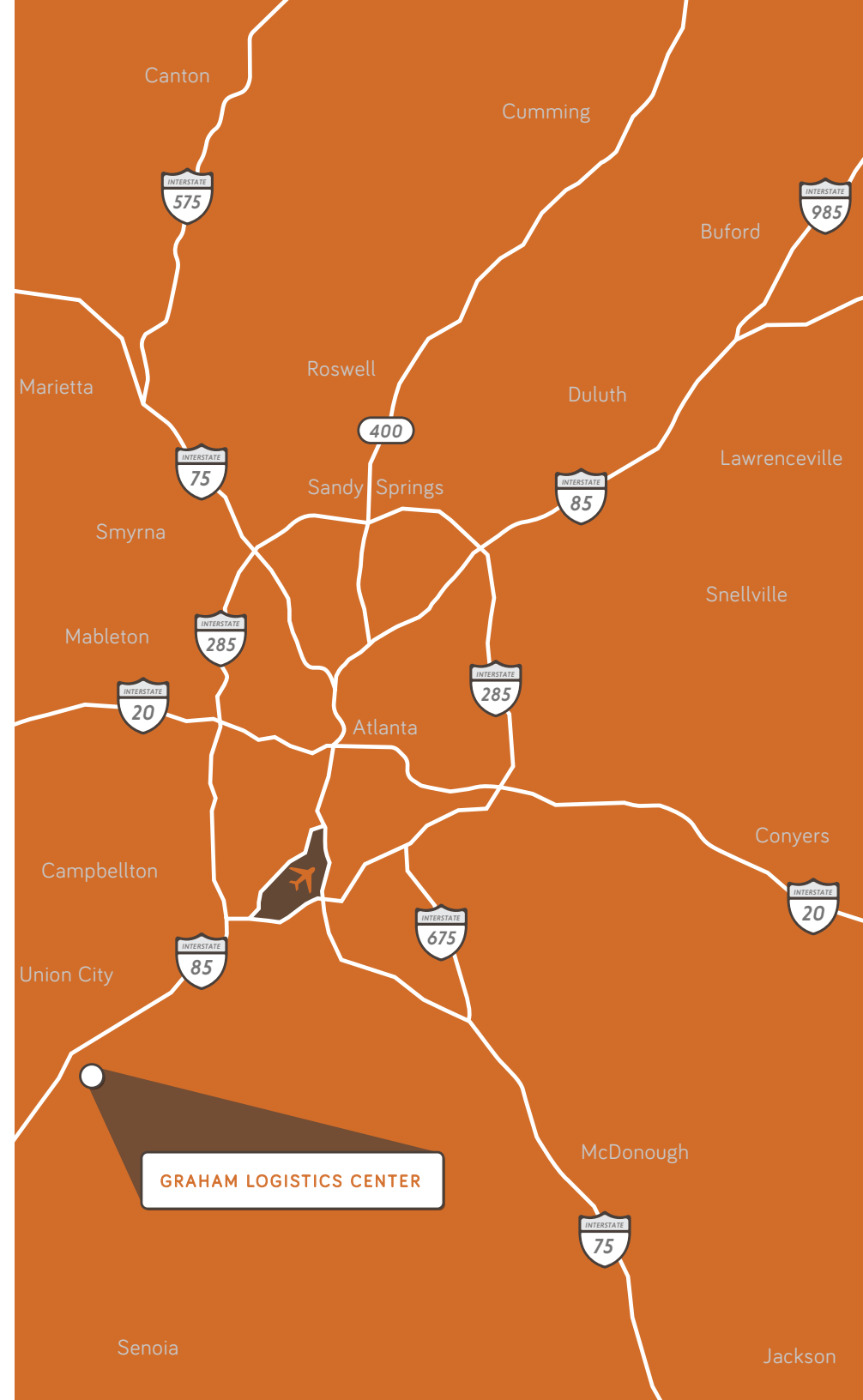
TRUCK TRANSIT TIMES FROM GEORGIA



AIR TRANSIT TIMES FROM GEORGIA



RAIL TRANSIT TIMES FROM GEORGIA



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