

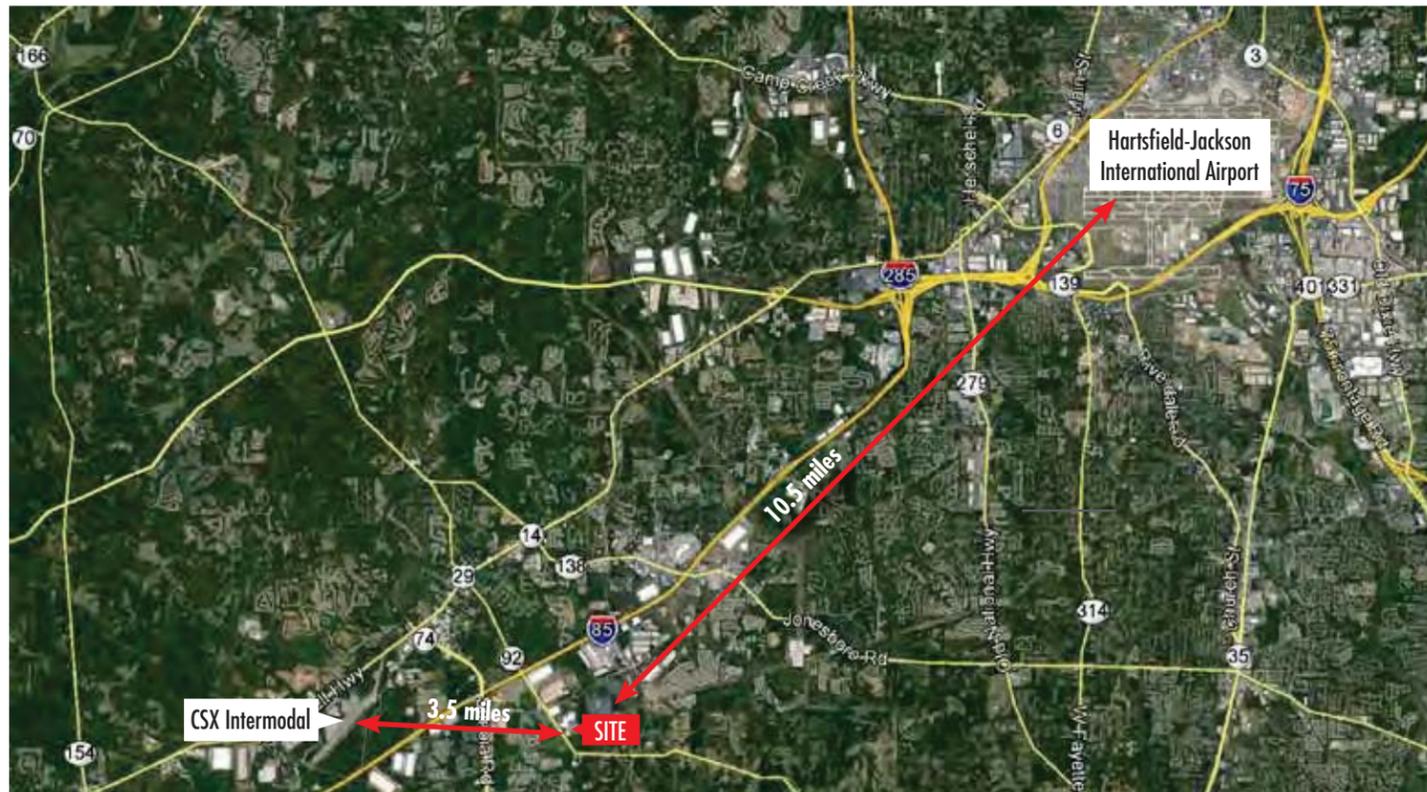
**TRANSPORTATION**

AIR:	Atlanta Hartsfield-Jackson International Airport - 10.5 miles
INTERSTATE:	Excellent access to Interstates 85
INTERMODAL:	CSX Fairburn: 3.5 miles
	Savannah: 250 miles
	Brunswick: 310 miles
PORT CITIES:	Charleston: 335 miles
	Jacksonville: 350 miles
	Norfolk: 610 miles
	NY/NJ: 900 miles



# FAIRBURN 85 DISTRIBUTION CENTER

I-85 SOUTH ATLANTA | FAIRBURN, GEORGIA



Trammell Crow Company

For more information, please contact:

:: Todd Barton, SIOR  
 +1 404 923 1435  
 todd.barton@cbre.com

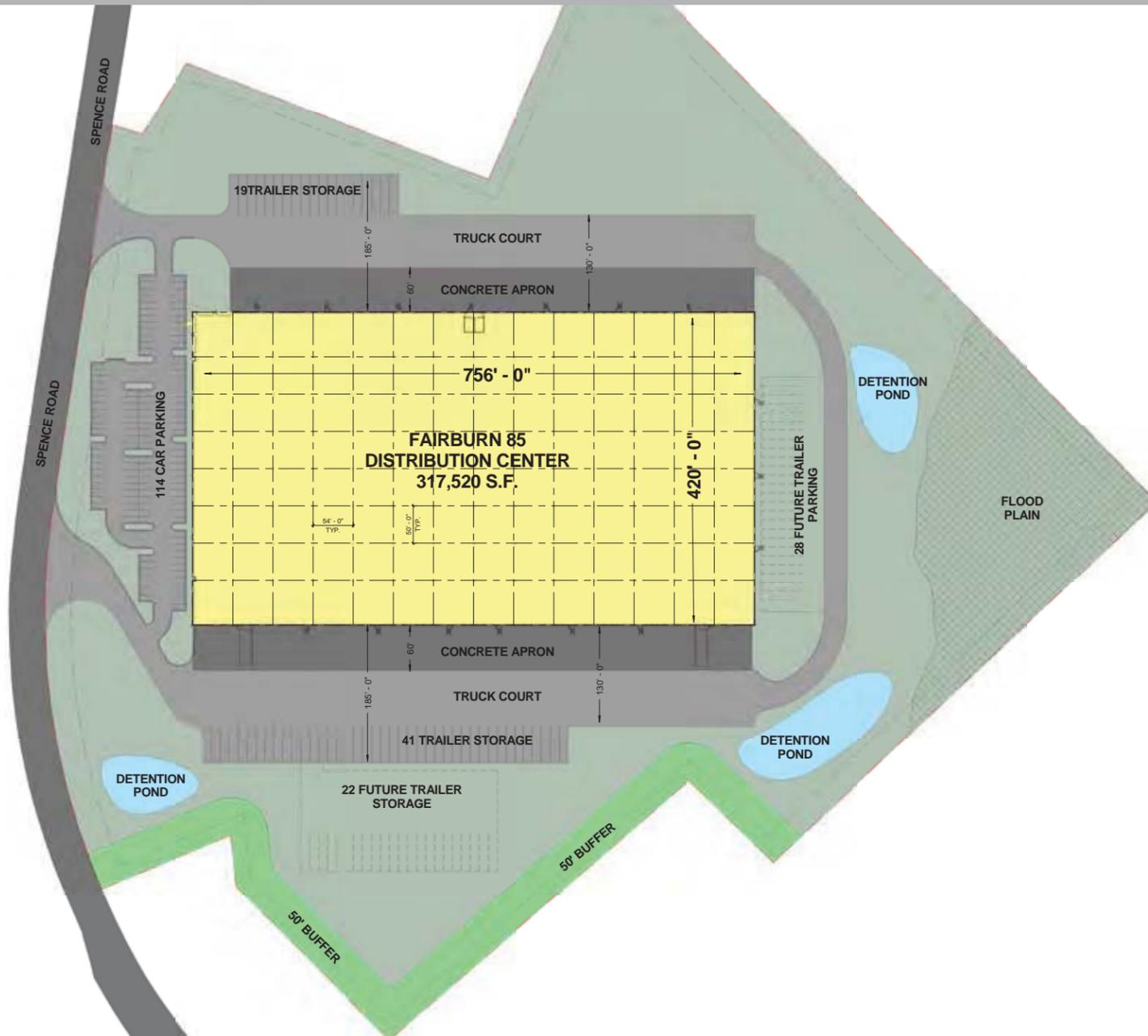
:: Greg Haynes, SIOR  
 +1 404 923 1436  
 greg.haynes@cbre.com



**CBRE**  
 +1 404 504 7900  
 www.cbre.com/atlanta

## 317,520 SF NEW CROSS-DOCK AVAILABLE

# FAIRBURN 85 DISTRIBUTION CENTER



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todd.barton@cbre.com

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greg.haynes@cbre.com

## BUILDING SPECIFICATIONS

PROPERTY:	Fairburn 85 Distribution Center Fairburn, GA
AVAILABLE SF:	317,520 SF
OFFICE SPACE:	Build-to-suit
BUILDING TYPE:	Cross-dock warehouse
BUILDING DIMENSIONS:	420' D x 756' L
COLUMN SPACING:	54' W x 50 D (speed bays are 60' D)
SLAB THICKNESS:	7" 4,000 PSI concrete with full vapor barrier

CLEAR CEILING HEIGHT:	32' minimum
SPRINKLER SYSTEM:	ESFR
TRUCK COURT DEPTH	130'-185' with 60' concrete apron
DOCK DOORS:	82 dock doors (80 - 9'x10'; 2 - 12'x14') 2 drive in (12'x14')
TRAILER PARKING:	60 spaces (expandable to 110)
AUTO PARKING:	114 spaces (expandable)
OTHER:	<ul style="list-style-type: none"> <li>Interior wall painted white</li> <li>Clerestory windows</li> </ul>