

# FAIRBURN 85

## DISTRIBUTION CENTER

7980 SPENCE ROAD | FAIRBURN, GA 30213

192,780 SF FOR LEASE



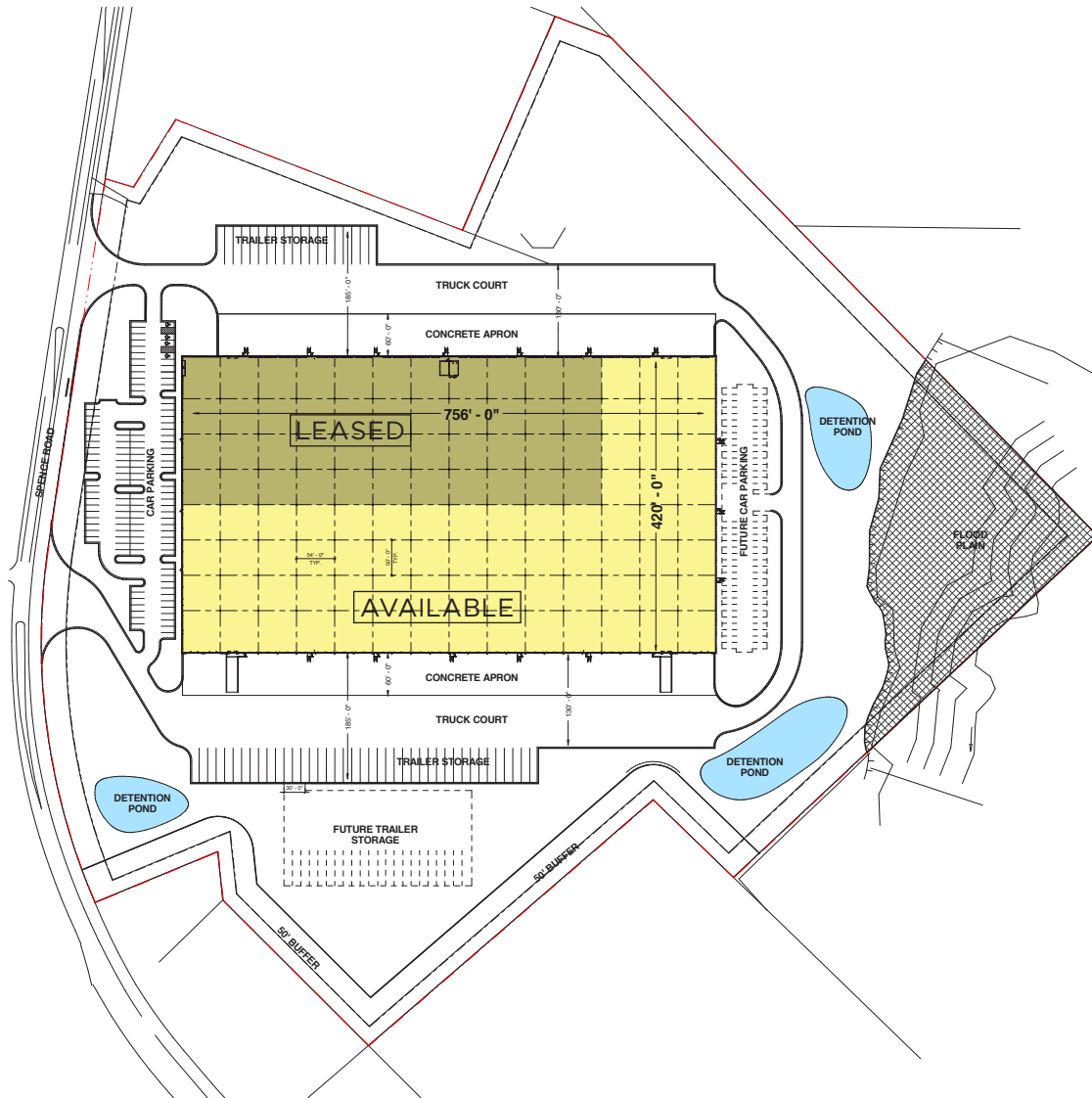
**NAI**BrannenGoddard

**WESLEY BUDD**  
404 812 4065  
WBUDD@NAIBG.COM

**NATHAN ANDERSON**  
404 812 4020  
NANDERSON@NAIBG.COM

Owned by





## FEATURES

Located strategically on Spence Road, less than 1.5 miles from I-85. Just minutes from downtown Fairburn, the property provides an excellent amenity base, including restaurants and hotels. Approximately 8 miles south of Hartsfield-Jackson Atlanta International Airport.

### AVAILABLE SF

192,780 SF

### OFFICE SPACE

3,500 SF

### LOADING

Front Load / Cross-Dock

### CLEAR HEIGHT

32'

### COLUMN SPACING

54' x 50'

### BUILDING DEPTH

210' - 420'

### DOCK DOORS

45 Dock highs  
(15 Pit Levelers)

### DRIVE-IN DOORS

2 Drive-ins

### LIGHTING

LED Lights

### POWER

1000 Amp, 3-Phase

### SPRINKLER

ESFR sprinkler system

### FLOOR

7" Slab

### PARKING

0.53/1000

### TRAILER DROPS

41 (Expandable to 66)

### TRUCK COURT

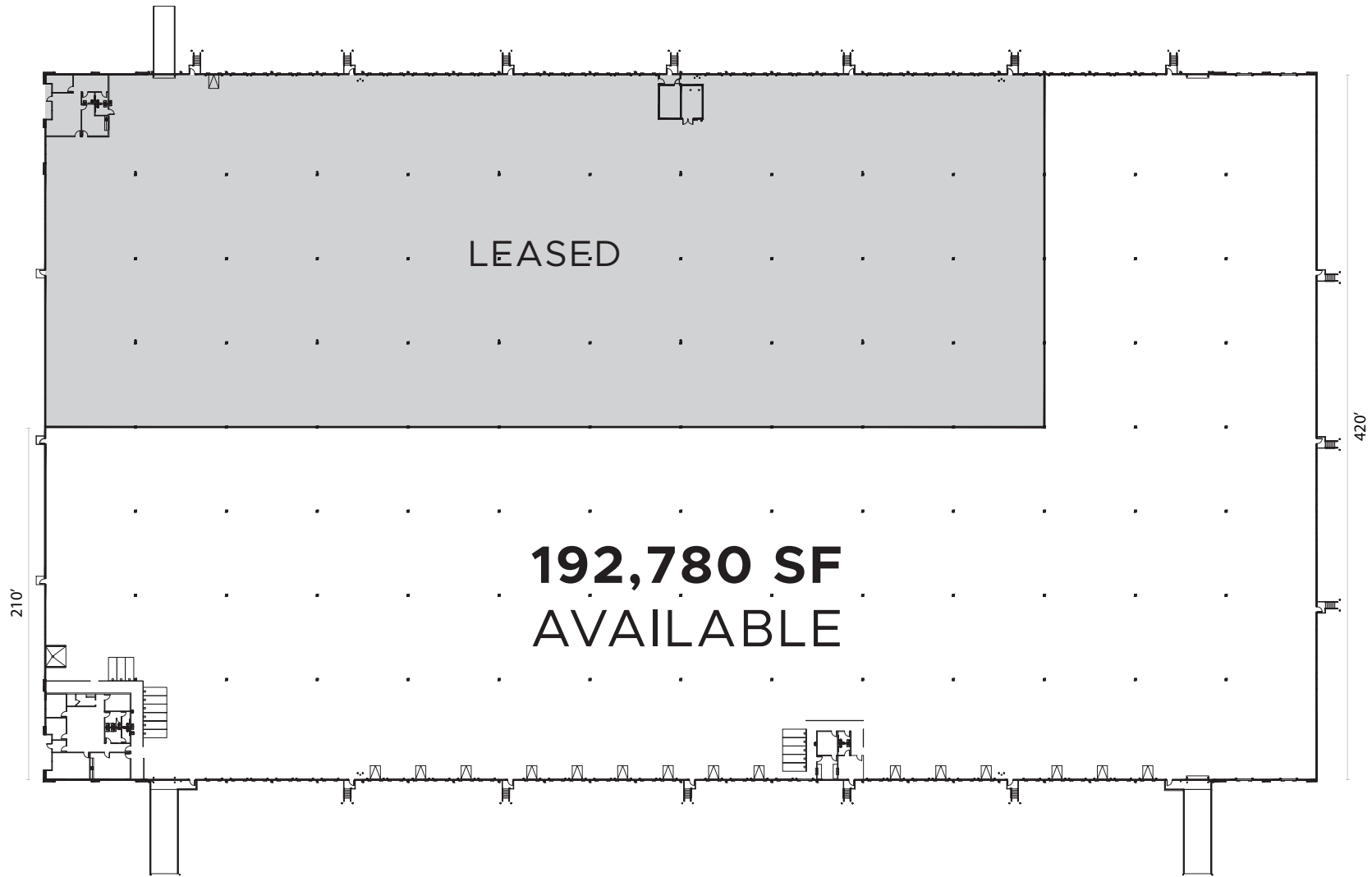
185' Deep

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## INTERSTATE

I-85	1.5 miles
I-285	9 miles

## RAIL

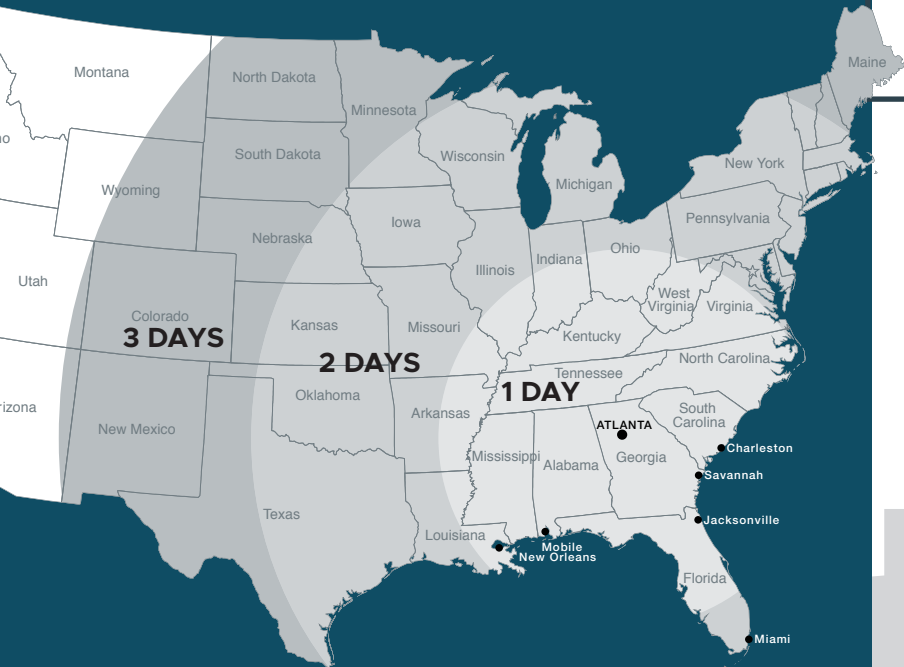
CSX Intermodal (Palmer Yard)	60 miles
CSX Intermodal (Athens)	87 miles

## AIR

Hartsfield-Jackson Atlanta Int'l Airport	12 miles
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## PORT CITIES

Savannah, GA	254 miles
Jacksonville, FL	352 miles
Charleston, SC	266 miles
Mobile, AL	309 miles
New Orleans, LA	450 miles
Miami, FL	670 miles



Information is deemed from reliable sources. No warranty is made as to its accuracy.



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*Atlanta is the largest distribution hub in the southeastern United States.*

Over 5,000 miles of Georgia rail



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



11 major sea & inland ports within 350 miles

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