

4787 STALWART DRIVE

Fairburn, Georgia



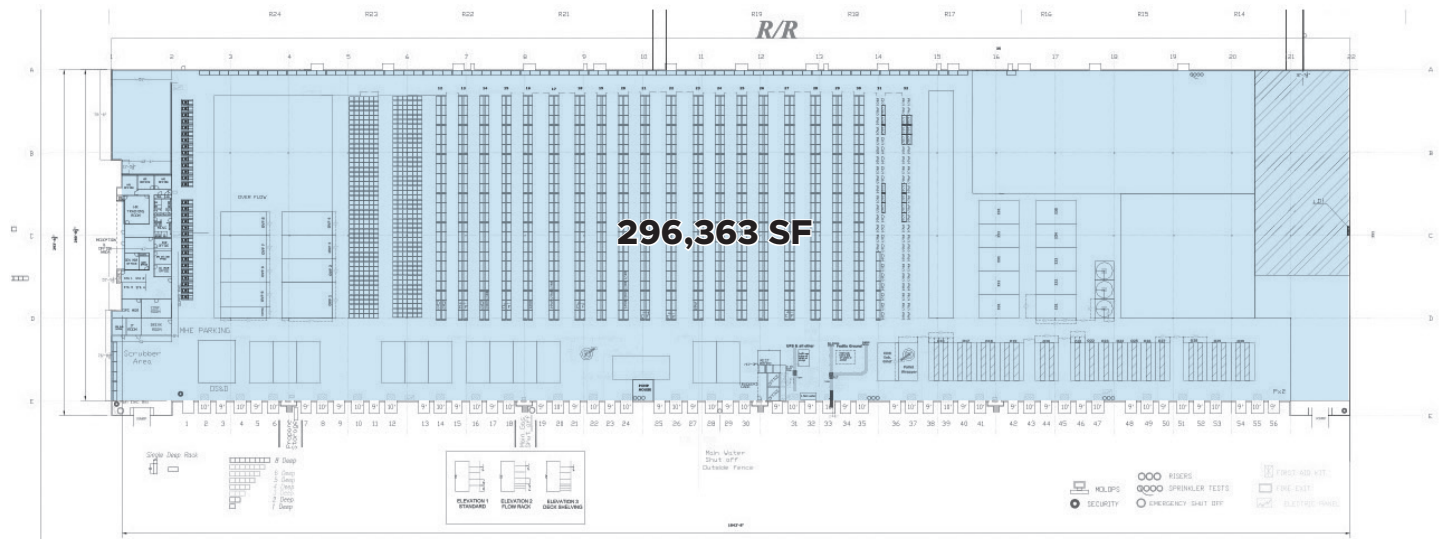
296,363 SF

INDUSTRIAL BUILDING
ON 15.01 ACRES

4787 STALWART DRIVE

Fairburn, Georgia

SOUTH ATLANTA SUBMARKET



SQUARE FEET:	296,363 SF
LAND (ACRES):	15.01
OFFICE SPACE:	10,000 SF approximately
HAZMAT ROOM:	4,200 SF
CLEAR HEIGHT:	28'-30'
CONSTRUCTION TYPE:	Masonry
COLUMN SPACING:	40' x 60'
SPRINKLER:	ESFR
LIGHTING:	T-5 lighting throughout
DOCK DOORS:	56; 20 with pit levelers
DRIVE-IN DOORS:	2
AUTO PARKING:	88
RAIL:	CSX

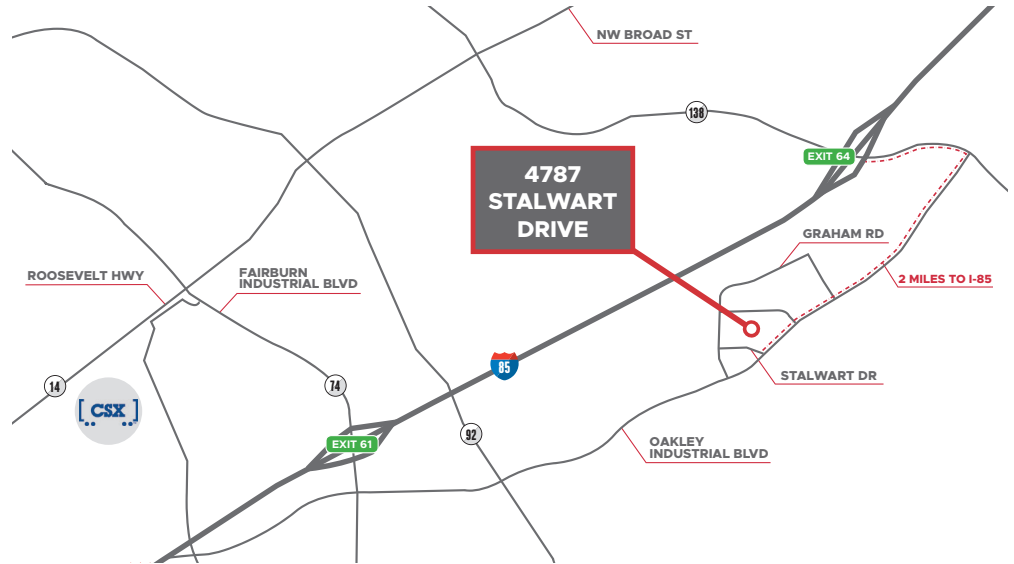


4787 STALWART DRIVE

Fairburn, Georgia

LOCATION

The property, located in Fairburn, Georgia, is a 296,363 SF speculative industrial building. It is strategically located off of Oakley Industrial Boulevard, less than 2.25 miles from I-85, at Exit 64. Just minutes from downtown Fairburn, the property provides an excellent amenity base, including restaurants and hotels.



NOTABLE DISTANCES

INTERMODAL

CSX Transportation 4.5 miles

INTERSTATE

I-85 2.5 miles
I-285 9.0 miles

AIR

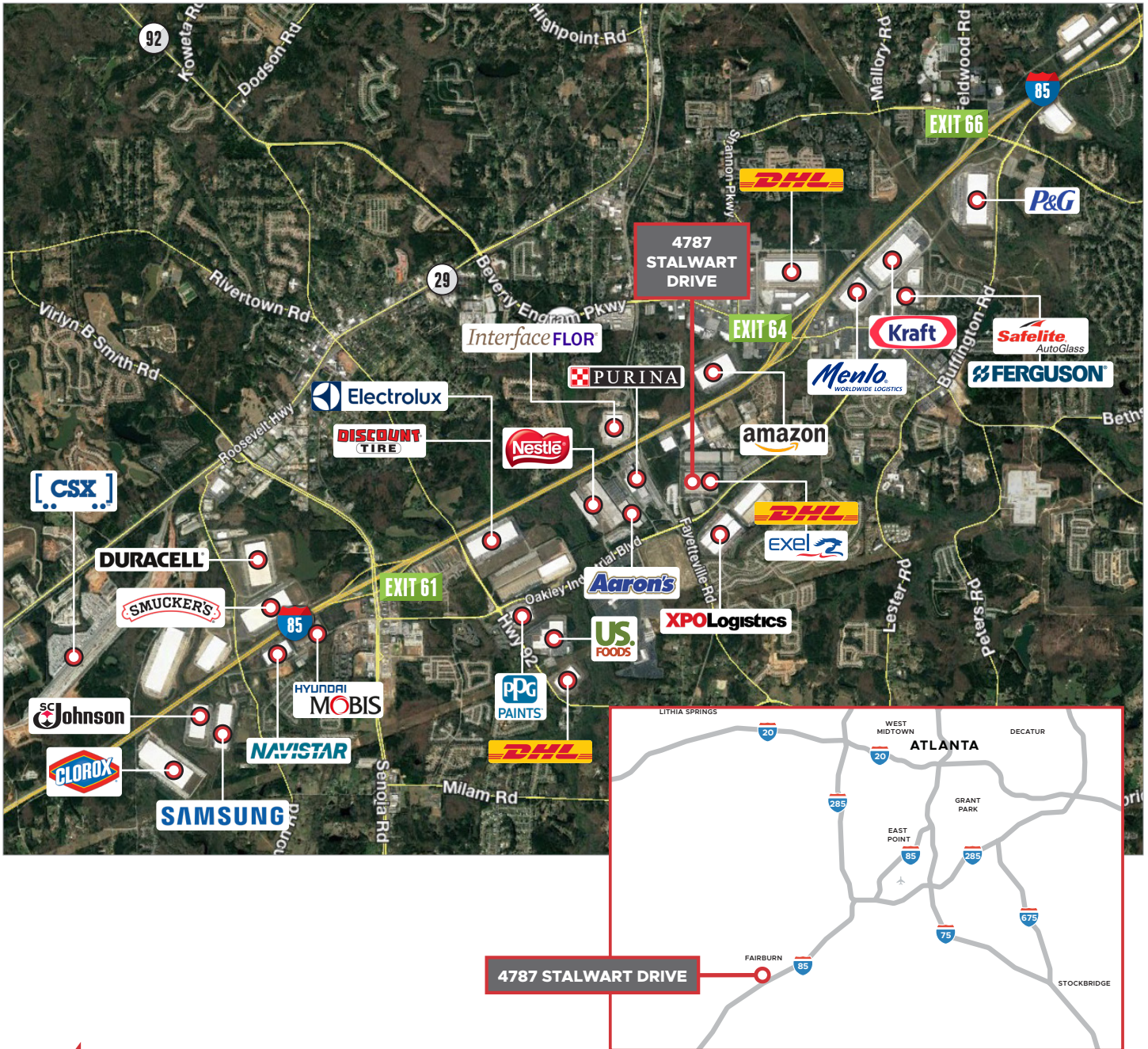
Hartsfield-Jackson Atlanta Intl. Airport 12.7 miles

PORT CITIES

Savannah, GA 252 miles
Charleston, SC 331 miles
Mobile, AL 312 miles
Jacksonville, FL 363 miles
New Orleans, LA 454 miles
Miami, FL 666 miles

4787 STALWART DRIVE

Fairburn, Georgia



NAI Brannen Goddard

To arrange a tour, please contact:

Mike Chambers

Managing Director

404 812 4011 / mchambers@naibg.com

Jack Haden

Director

404 812 4012 / jhaden@naibg.com

Kane Chambers

Vice President

404 812 4084 / kchambers@naibg.com

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