

FOR LEASE

OAKMONT FAIRBURN 85

505 Bohannon Road
Fairburn, GA 30213

164,068 SF

Delivering Q2 2026



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OAKMONT FAIRBURN 85

Property Overview



164,068 SF Available for Lease



283' x 580' Front Load Building



36' Clear Height



56' Column Spacing with 70' Speed Bay



7" Concrete Floor Slab with Reinforcing in Speed Bay (4,000 PSI, with 10 mil Vapor Barrier, over 8" Soil Cement Subgrade)



ESFR Fire Sprinkler System



Power | 277/480 Volt, 3 Phase, 4 Wire, 2,000 Amp



60-mil TPO Roof with LTTR-20.5 Insulation & 20-Yr NDL Warranty



Clerestory Windows on 4 Sides for Natural Lighting

» 33 (9'x10') Dock High Doors

» 2 (14'x18') Drive-In Doors

» Insulated Loading Doors with Full-Width Acrylic Vision Panel for Natural Lighting



Full Concrete Truck Court (185' Depth)

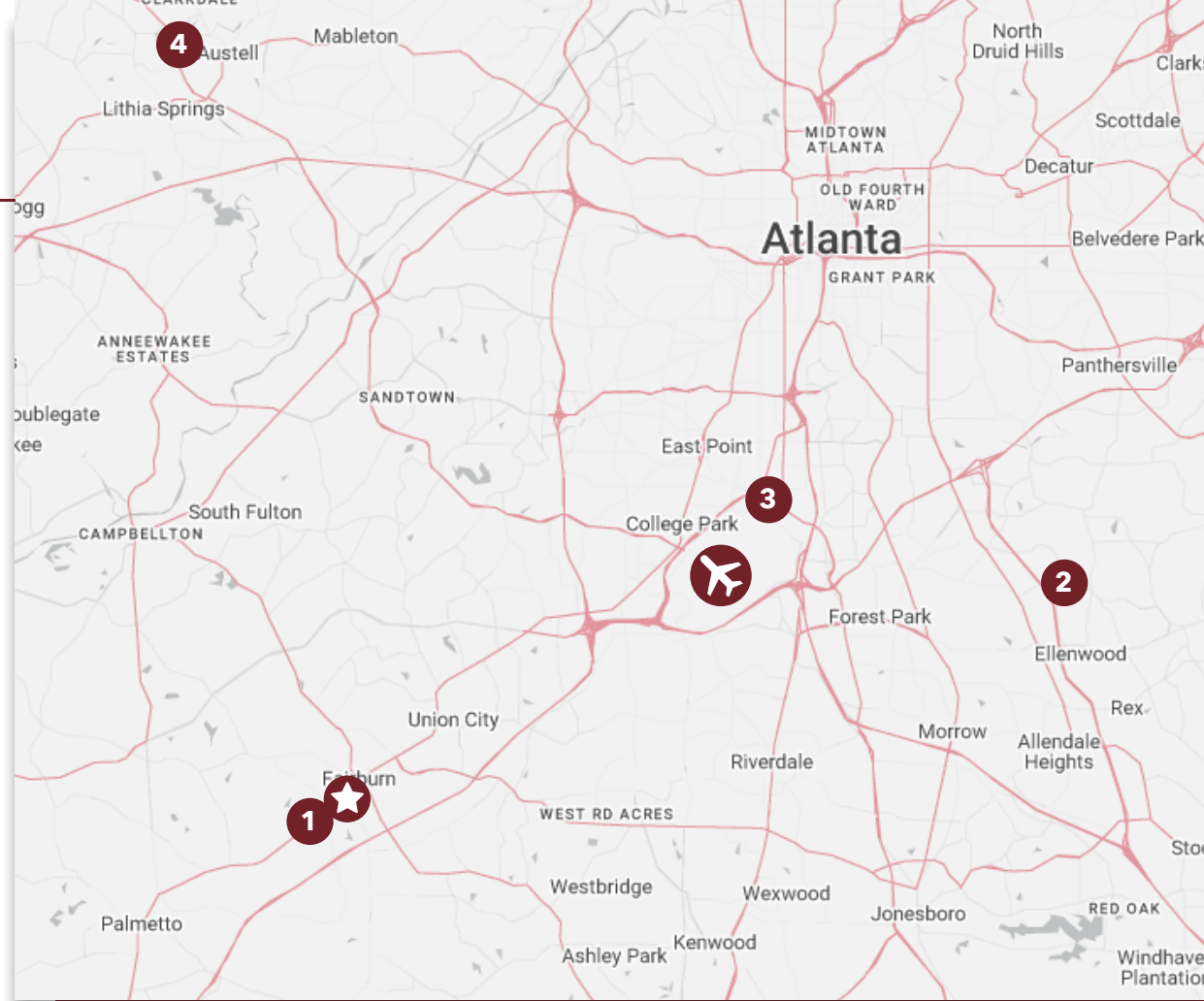


44 Trailer Parking (Up to 63 Utilizing Flex Lot)

123 Auto Parking (Up to 202 Utilizing Flex Lot)



Flex Lot Allows for Additional Trailer Parking (19), or Additional Auto Parking (79) or Outside Storage



Key Distances

1

CSX Intermodal (Fairburn) | 0.6 miles

2

FedEx Hub (Airport) | 15 miles

3

UPS Hub (Forest Park) | 21.6 miles

4

Norfolk Southern Intermodal (Austell) | 29 miles



Access to I-85 | 1.5 miles



Hartsfield - Jackson Atlanta International Airport | 11 miles



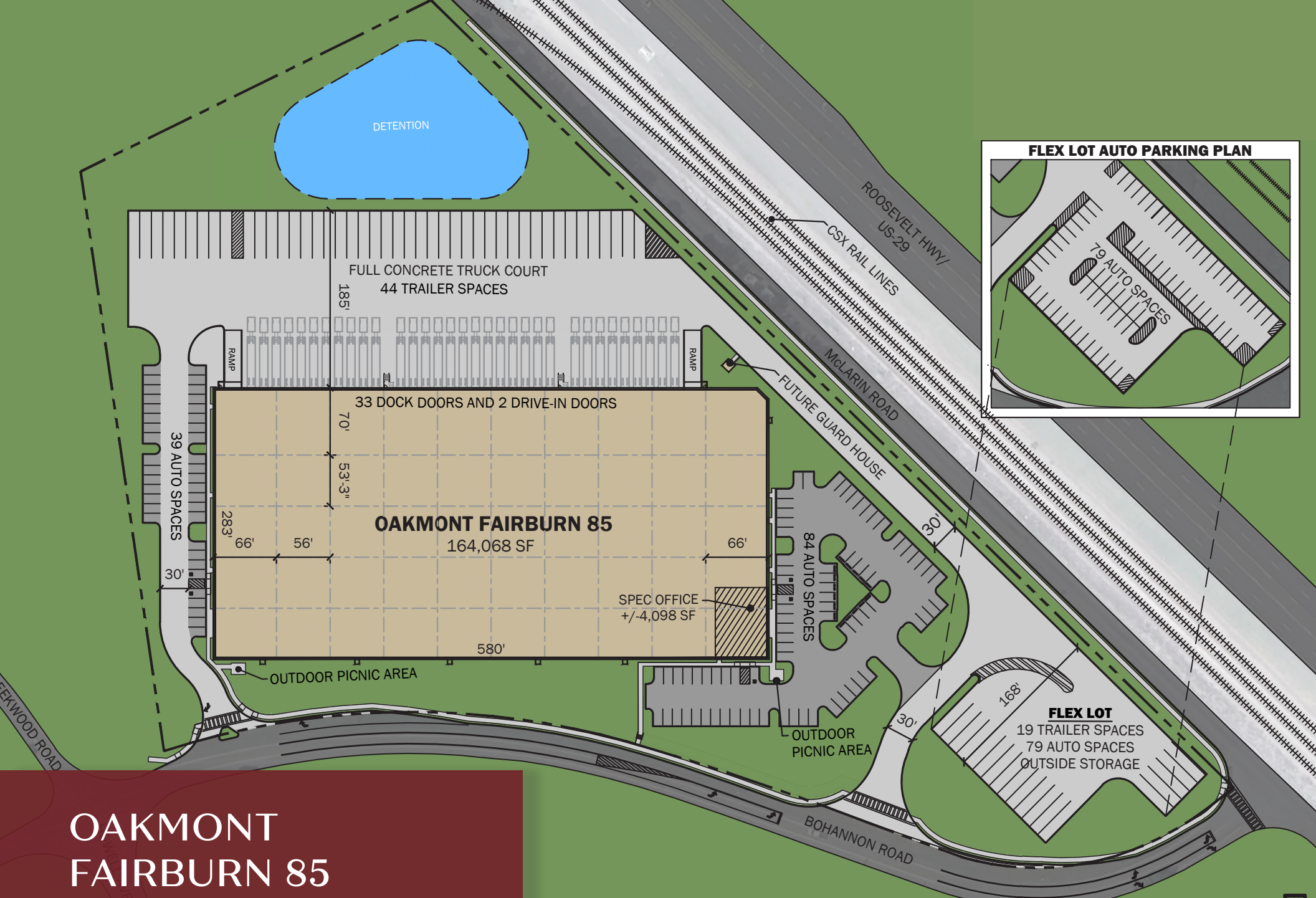
Port of Savannah | 254 miles



Port of Mobile | 310 miles

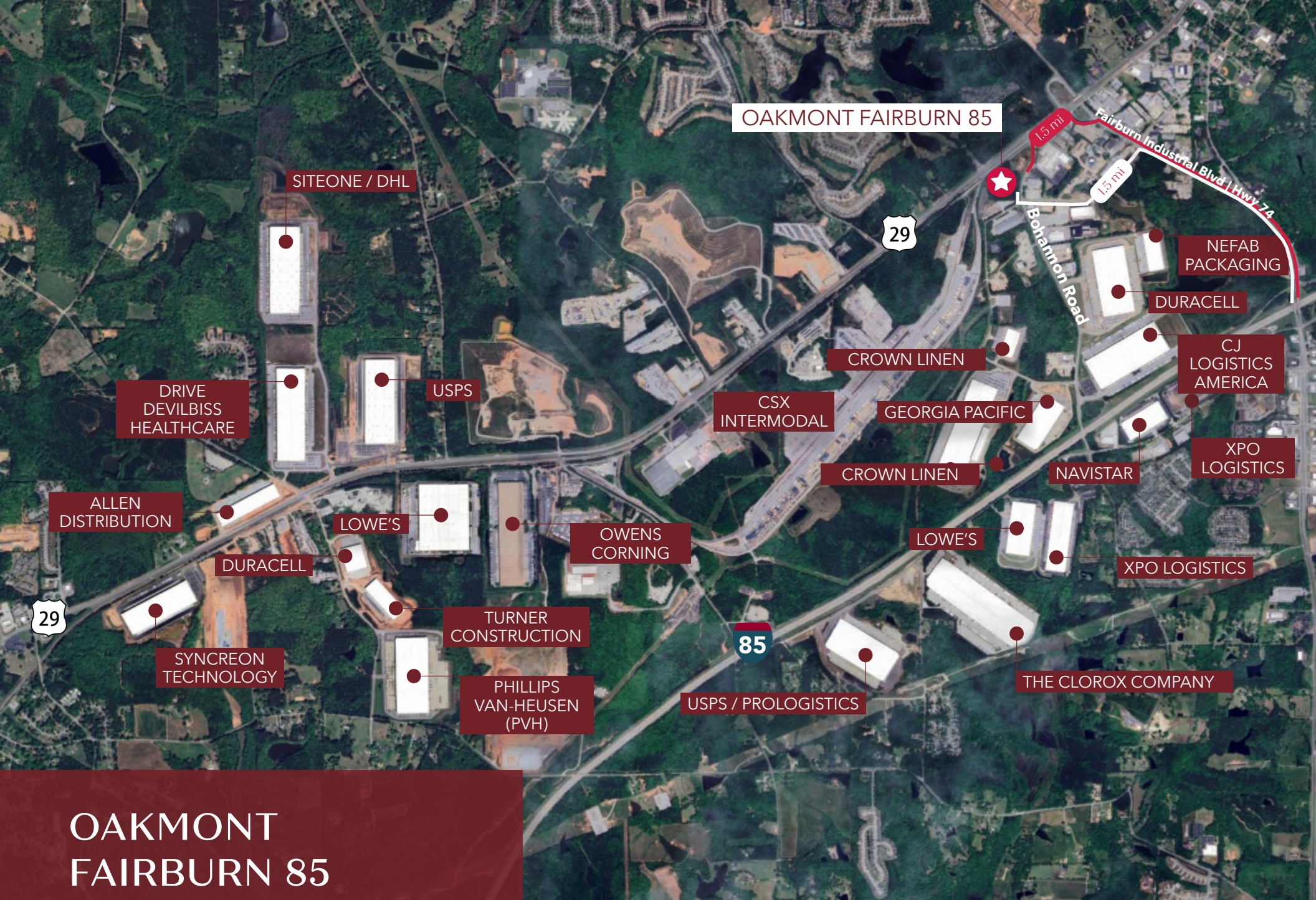


Port of Charleston | 315 miles



OAKMONT FAIRBURN 85

Site Plan



OAKMONT FAIRBURN 85

SITEONE / DHL

DRIVE
DEVILBISS
HEALTHCARE

USPS

ALLEN
DISTRIBUTION

LOWE'S

DURACELL

SYNCREON
TECHNOLOGY

TURNER
CONSTRUCTION

PHILLIPS
VAN-HEUSEN
(PVH)

OWENS
CORNING

CSX
INTERMODAL

CROWN LINEN

GEORGIA PACIFIC

CROWN LINEN

LOWE'S

USPS / PROLOGISTICS

NAVISTAR

XPO LOGISTICS

THE CLOROX COMPANY

NEFAB
PACKAGING

DURACELL

CJ
LOGISTICS
AMERICA

XPO LOGISTICS

OAKMONT FAIRBURN 85

Corporate Neighbors

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

OAKMONT
INDUSTRIAL GROUP

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