

# AVAILABLE

## OAKMONT FAIRBURN 85

505 Bohannon Road  
Fairburn, GA 30213

# 164,068 SF

Delivering Q2 2026



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## Property Overview



164,068 SF Available



283' x 580' Rear 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)

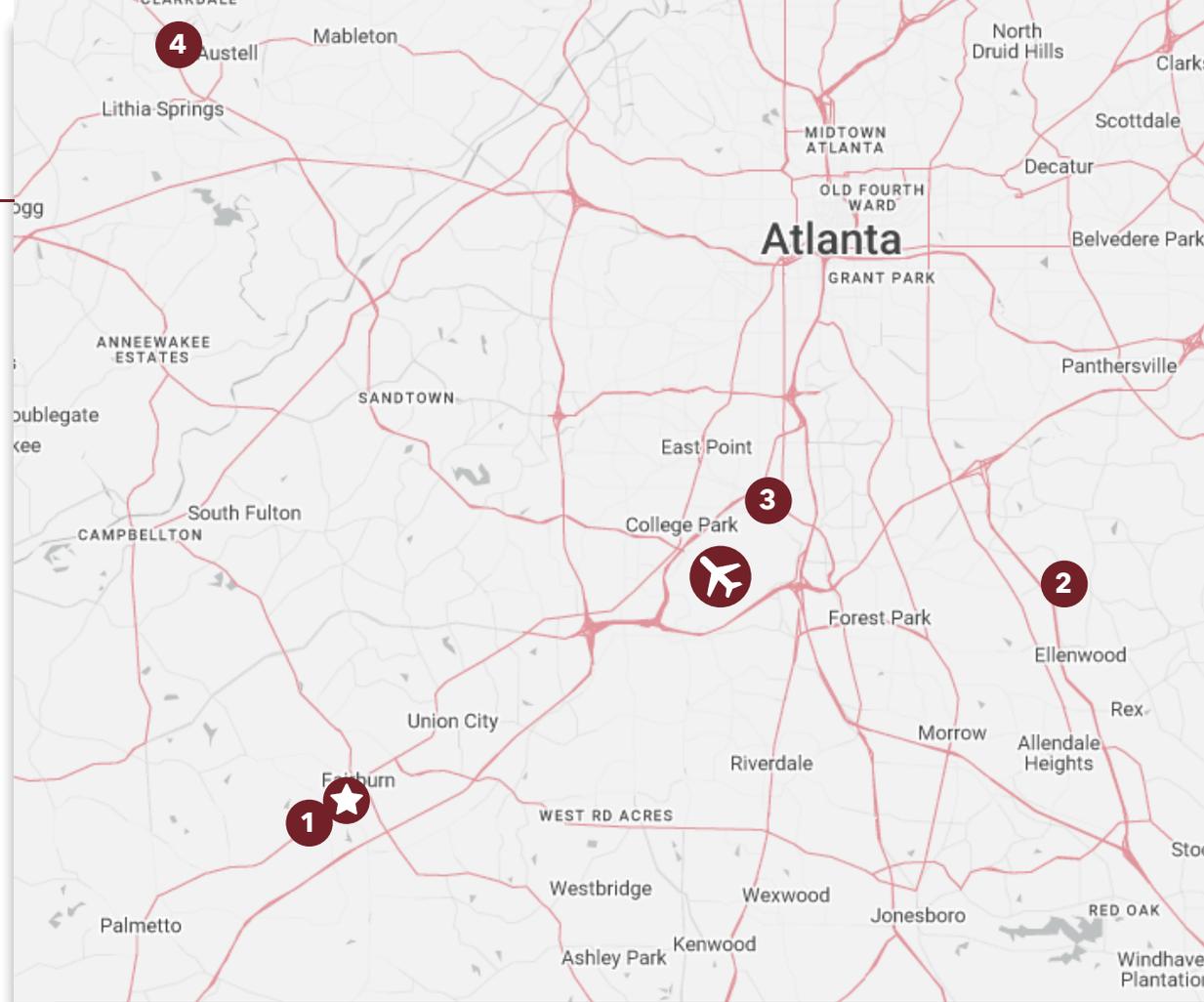


44 Trailer Parking (Up to 63 Utilizing Flex Lot)

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

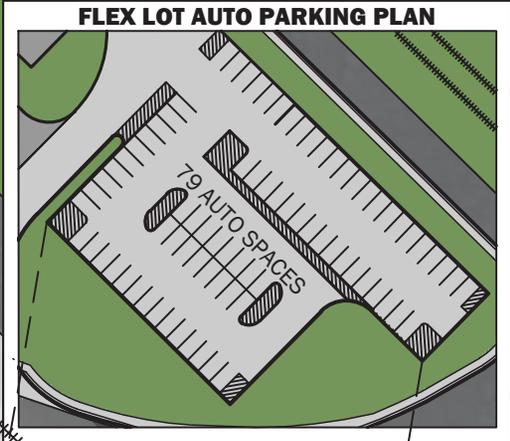
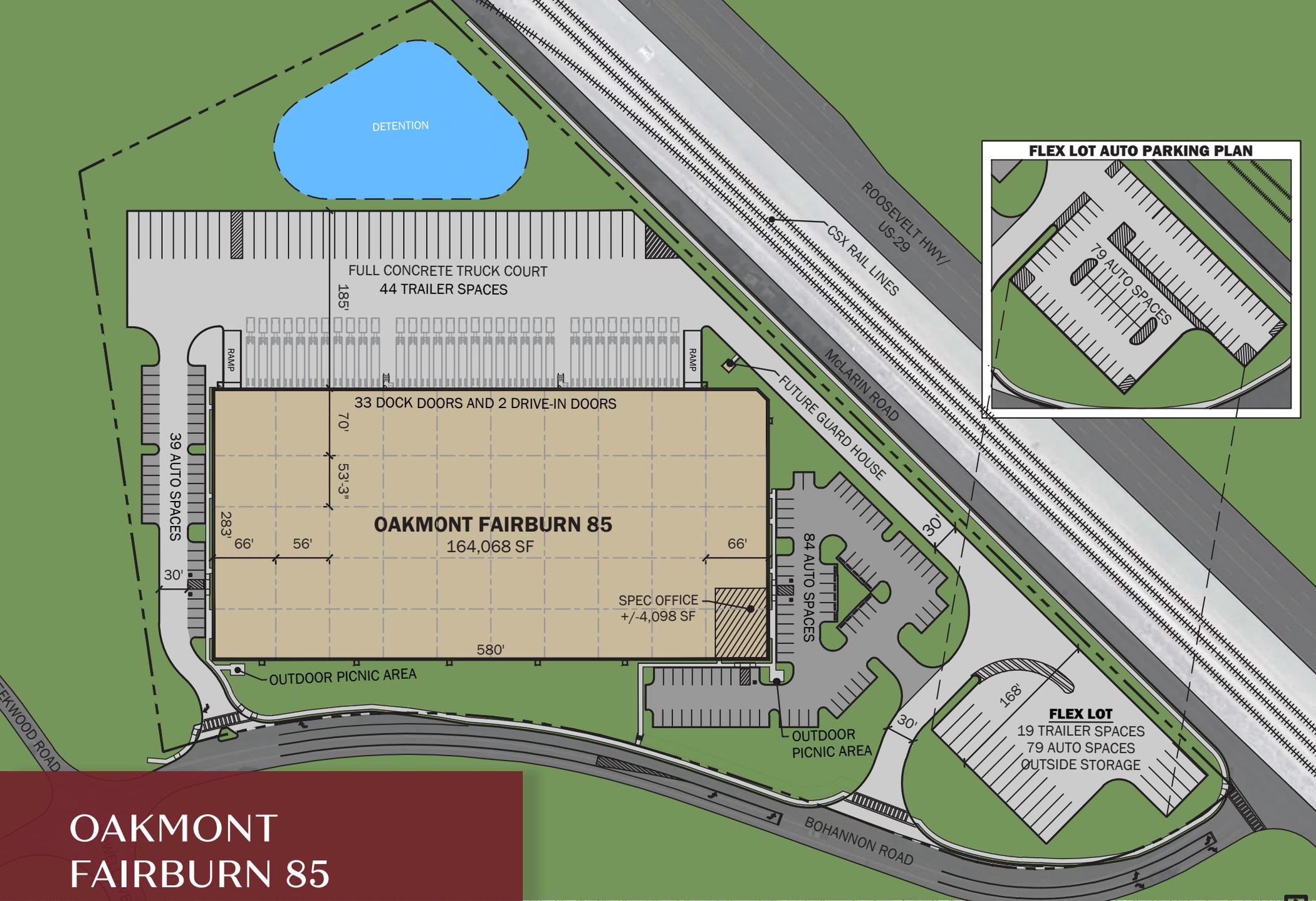
Access to I-85 | 1.5 miles

Hartsfield - Jackson Atlanta International Airport | 11 miles

Port of Savannah | 254 miles

Port of Mobile | 310 miles

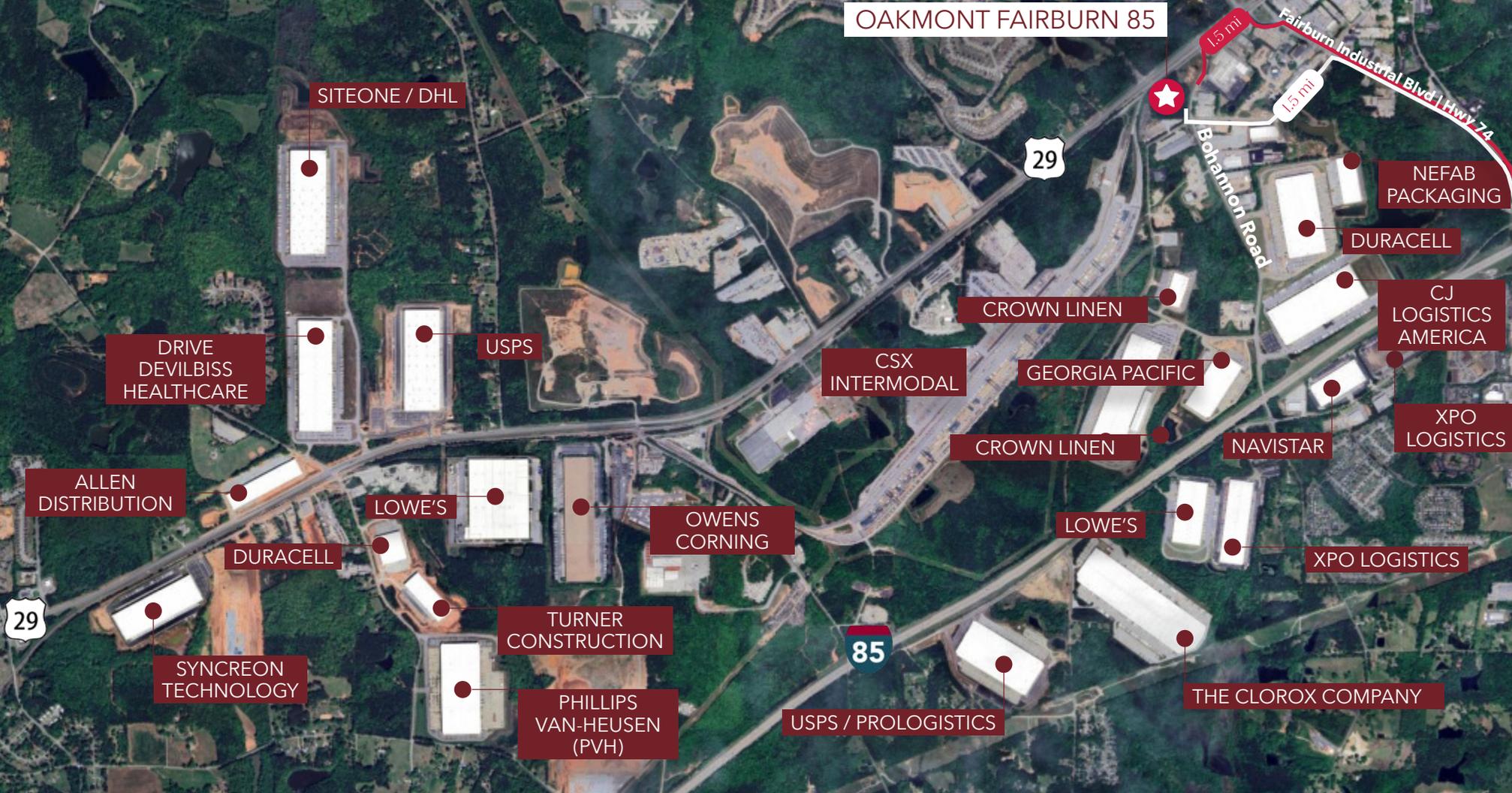
Port of Charleston | 315 miles



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## Site Plan

OAKMONT FAIRBURN 85



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## Corporate Neighbors

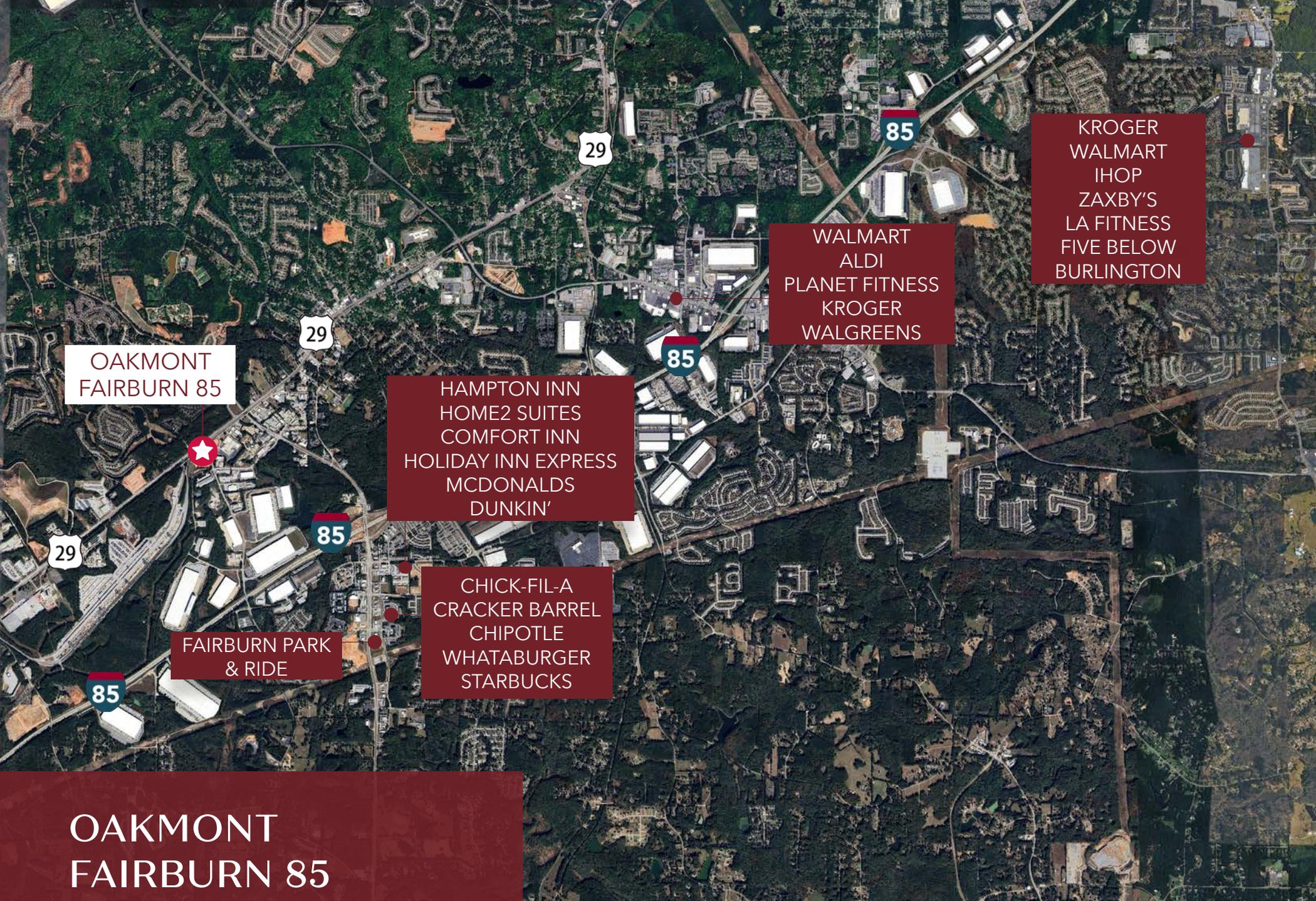
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HAMPTON INN  
HOME2 SUITES  
COMFORT INN  
HOLIDAY INN EXPRESS  
MCDONALDS  
DUNKIN'

CHICK-FIL-A  
CRACKER BARREL  
CHIPOTLE  
WHATABURGER  
STARBUCKS

FAIRBURN PARK  
& RIDE

WALMART  
ALDI  
PLANET FITNESS  
KROGER  
WALGREENS

KROGER  
WALMART  
IHOP  
ZAXBY'S  
LA FITNESS  
FIVE BELOW  
BURLINGTON

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## Local Amenities