



ARES
INDUSTRIAL
MANAGEMENT

BRASELTON CIRCUIT BUSINESS CENTER

138 BRASELTON PARKWAY, BUILDING 300, BRASELTON, GA 30517

FOR LEASE | 341,702 SQ FT | Class A Warehouse Facility



BroadPoint
PARTNERS

BROADPOINT PARTNERS

3715 Northside Pkwy NW, Ste. 4-305
Atlanta, GA 30327
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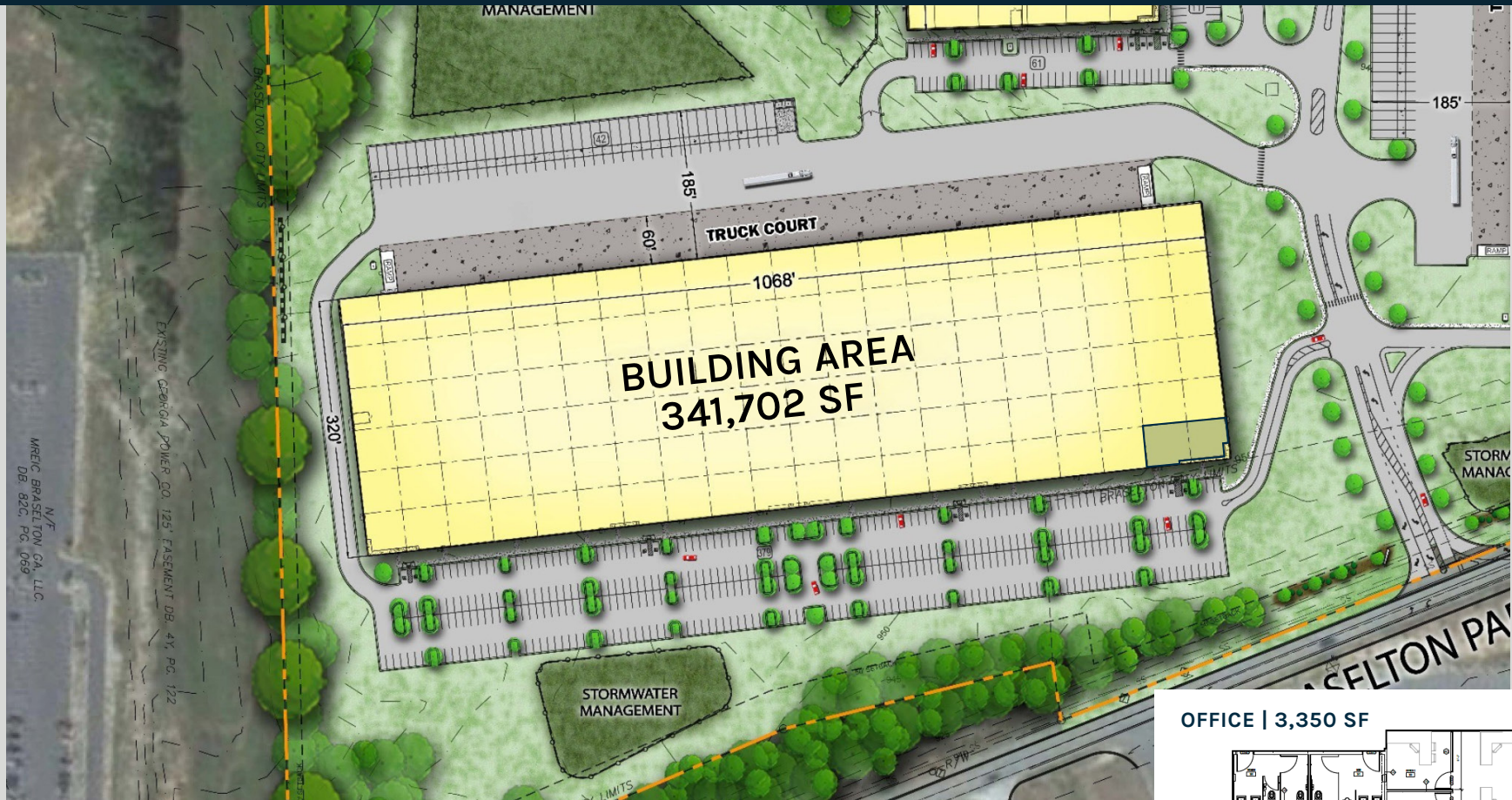
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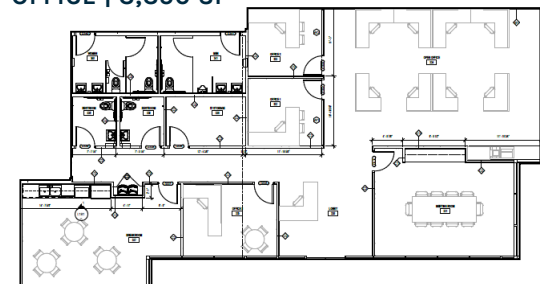
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Property FEATURES

- 341,702 SF Building
- 3,350 SF Office
- 32' Clear Height
- 54' W x 52' D Column Spacing
- 320' x 1068' Building Dimensions
- 61 (9' x 10') Dock High Doors
- 2 (14' x 16') Drive-In Doors
- 379 Auto Parking Spaces
- 42 Trailer Parking Spaces
- 185' Truck Court
- LED Warehouse Lighting @ 30 FC
- ESFR Sprinkler System



OFFICE | 3,350 SF



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Location HIGHLIGHTS

- 0.5 Miles to I-85
- 17 Miles to I-985
- 34 Miles to I-285
- 50 Miles to Norfolk Southern Inman
- 52 Miles to CSX Hulsey Yard

- 58 Miles to Hartsfield-Jackson Atlanta Airport
- 63 Miles to Norfolk Southern Austell
- 70 Miles to CSX Fairburn
- 114 Miles to Inland Port Greer
- 235 Miles to Port of Savannah



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ABOUT ARES MANAGEMENT CORPORATION

Ares Management Corporation (NYSE: ARES) is a leading global alternative investment manager offering clients complementary primary and secondary investment solutions across the credit, private equity, real estate and infrastructure asset classes. We seek to provide flexible capital to support businesses and create value for our stakeholders and within our communities. By collaborating across our investment groups, we aim to generate consistent and attractive investment returns throughout market cycles. For more information, please visit www.aresmgmt.com.



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