



**ALLIANCE OAKWOOD  
INDUSTRIAL PARK**

DELIVERY Q2 2026

**UP TO 233,324 SF**

Available for Lease

4180 MCBRAYER ROAD  
OAKWOOD, GA 30566

**BUILDING 100  
93,862 SF**

**BUILDING 200  
139,462 SF**



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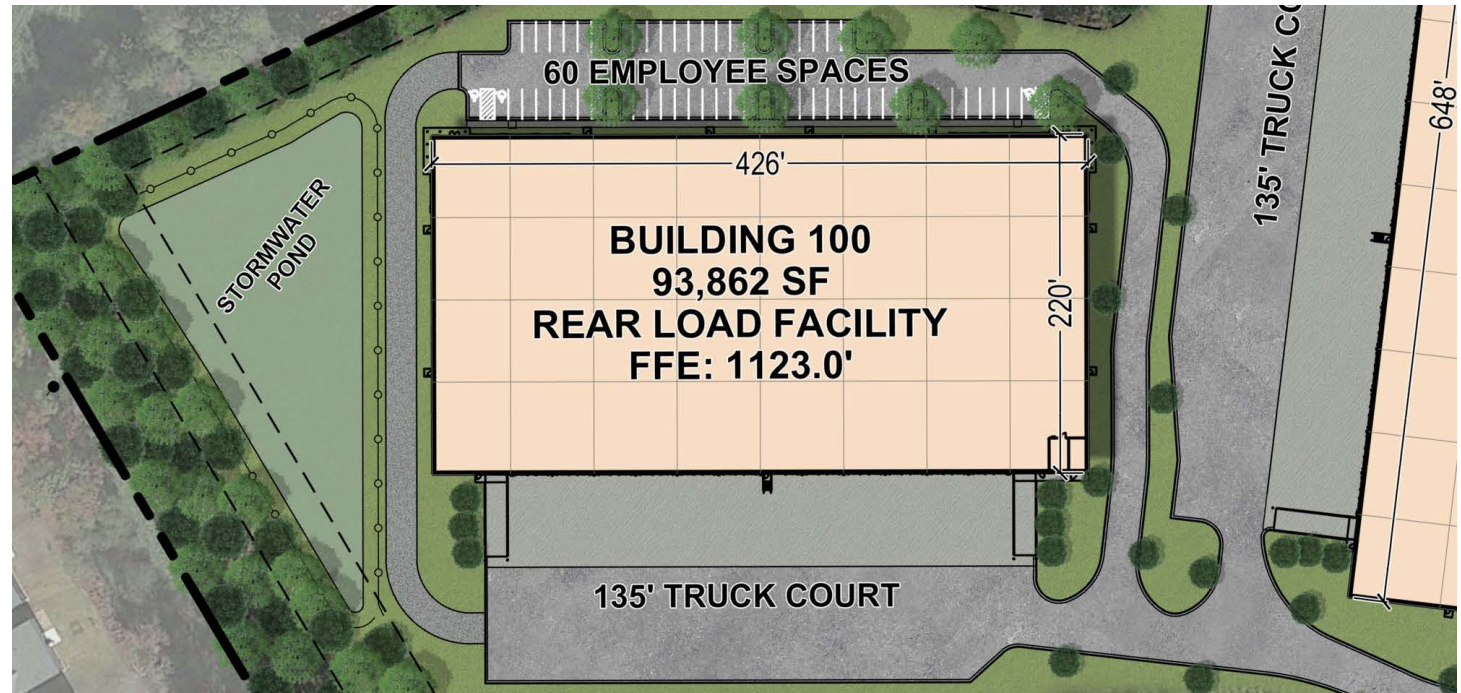




Alliance Oakwood Industrial Park delivers a state-of-the-art industrial setting designed for efficiency, accessibility, and functionality. The park features two points of ingress and egress, abundant auto parking to accommodate workforce and visitors, expansive 135-foot truck courts for optimal maneuverability, and premier access to I-985—providing seamless connectivity to regional and national transportation networks.



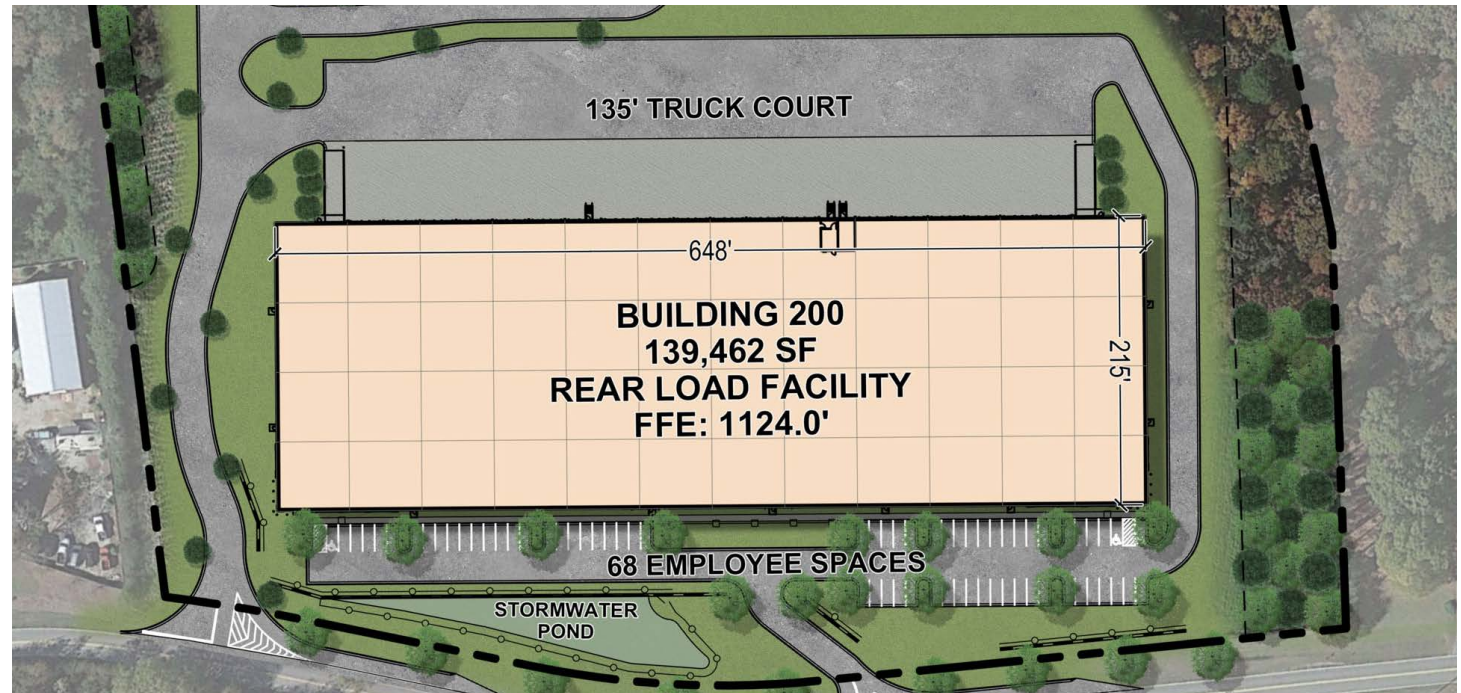




## BUILDING SPECIFICATIONS

Building Size	93,862 Square Feet
Building Type	Rear-Load Configuration
Clear Height	32'
Dimensions	220' x 426'
Column Spacing	53' 4" x 54' with 60' Staging Bays
Overhead Dock Doors	23 (9' x 10') Dock-High Doors
Drive-In Doors	2 (12' x 14') Oversized Doors with Concrete Ramps
Auto Parks	60 Auto Parking Spaces

Slab	6" Unreinforced Concrete
Truck Court	135'
Roof Type	45 mil, R-15 TPO
Fire Sprinklers	ESFR
Power	One 480/277 Volt, 3-Phase, 4 Wire, 2,000 Amp Service
Clerestory Windows	5' x 5' Clerestory Windows at Dock Wall – Every Other Structural Bay
Lighting	Exterior & Interior LEDs



## BUILDING SPECIFICATIONS

Building Size	139,462 Square Feet
Building Type	Rear-Load Configuration
Clear Height	32'
Dimensions	215' x 648'
Column Spacing	51'8" x 54' with 60' Staging Bays
Overhead Dock Doors	37 (9' x 10') Dock-High Doors
Drive-In Doors	2 (12' x 14') Oversized Doors with Concrete Ramps
Auto Parks	68 Auto Parking Spaces

Slab	6" Unreinforced Concrete
Truck Court	135'
Roof Type	45 mil, R-15 TPO
Fire Sprinklers	ESFR
Power	One 480/277 Volt, 3-Phase, 4 Wire, 2,000 Amp Service
Clerestory Windows	5' x 5' Clerestory Windows at Dock Wall – Every Other Structural Bay
Lighting	Exterior & Interior LEDs





## ALLIANCE OAKWOOD INDUSTRIAL PARK

Alliance Oakwood Industrial Park offers a premier location in the highly sought-after I-985 submarket, a key segment of the I-85 North corridor. Situated less than 15 miles from the future Northeast Georgia Inland Port, the Park provides unparalleled access to vital distribution networks, making it a premiere destination for a wide range of industrial users.

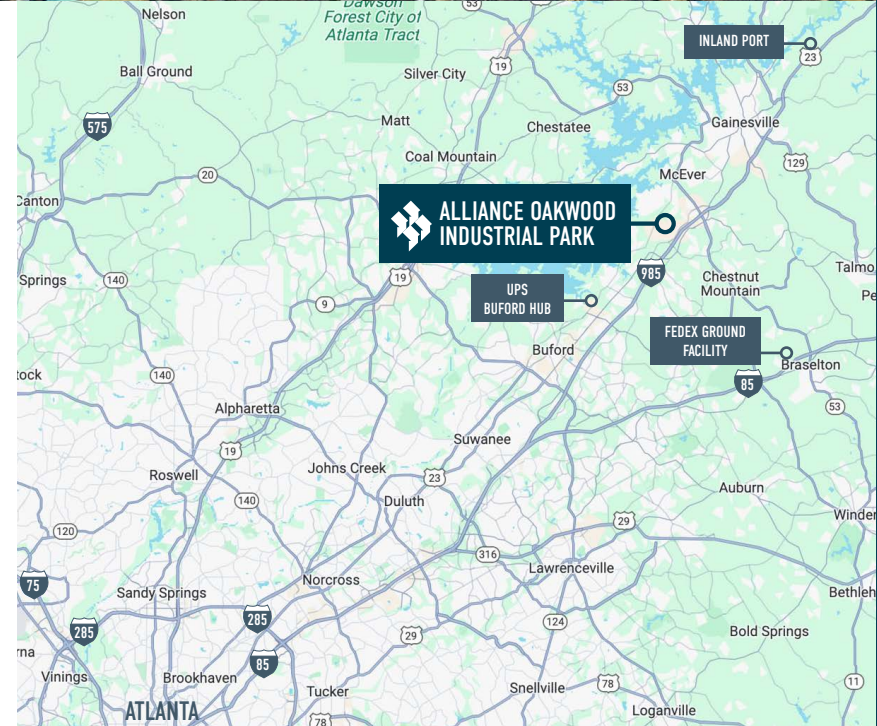


### POINTS OF INTEREST

UPS Package Hub (Buford)	6.8 Miles
FedEx Ground Hub (Braselton)	13.3 Miles
Inland Port (Gainesville)	15.2 Miles
Downtown Atlanta	46.0 Miles
Hartsfield-Jackson Int'l Airport	55.0 Miles

### INTERSTATES

Interstate 985 (via HF Reed Industrial Pkwy)	1.7 Miles
Interstate 985 (via Hwy 53)	2.6 Miles
Interstate 85 (via Hwy 211)	12.1 Miles
Interstate 85 (via I-985)	15.4 Miles
Interstate 285	32.5 Miles



## LOCATION



## ALLIANCE OAKWOOD INDUSTRIAL PARK

### Proximity to Atlanta Metro

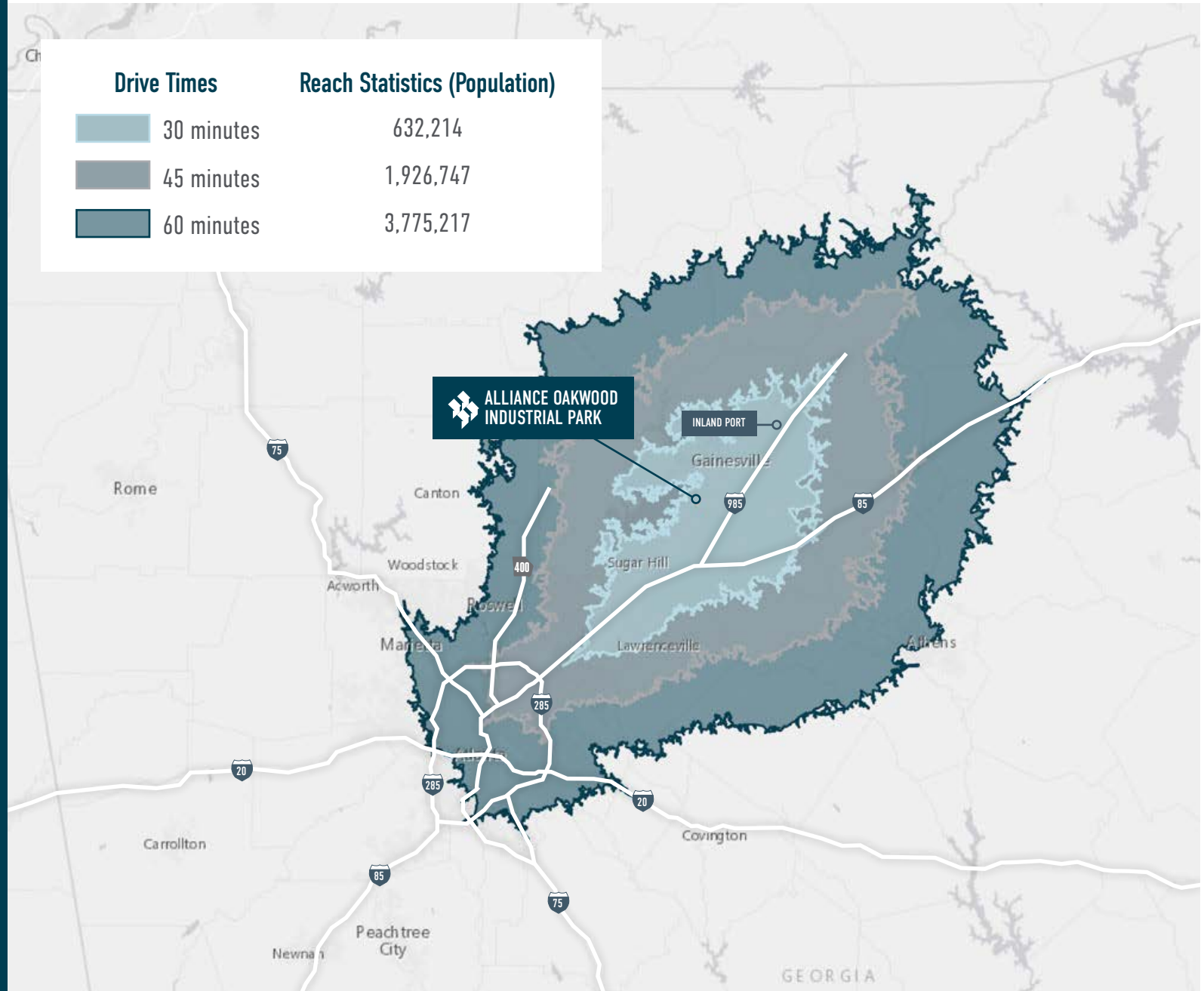
Access to one of the fastest growing metros in the U.S. and Hartsfield-Jackson Atlanta International Airport.

### Labor Pool Access

Nearly 4 million people reachable within an hour, offering deep labor market potential for logistics, warehousing, and manufacturing.

### High Connectivity

Convenient reach to major transportation routes connecting the Southeast, including ports in Savannah and Charleston via highway networks and the Inland Port.



# CONTACT INFORMATION

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