

FULLY DELIVERED | READY FOR OCCUPANCY

OAKWOOD COMMERCE CENTER

62,377 SF AVAILABLE | 4000 CHAMBLEE ROAD, OAKWOOD, GA 30566



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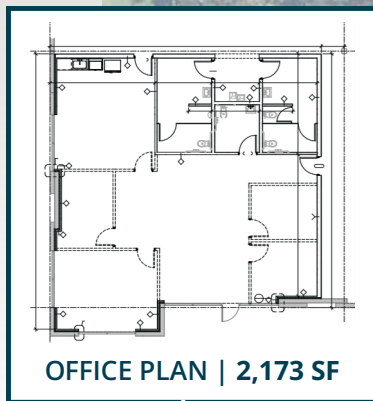
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SITE PLAN & FEATURES

TOTAL BUILDING SQUARE FEET	224,599
TOTAL AVAILABLE SQUARE FEET	62,377
OFFICE SQUARE FEET	2,173
BUILDING DEPTH	240'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	10 (expandable to 12)

COLUMN SPACING	52' x 45'; 60' speed bay
TRAILER PARKS	13
AUTO PARKS	58
SLAB	6" 4,000 PSI
SPRINKLERS	ESFR
ADDITIONAL FEATURES	Clerestory windows, 1.5 air change per hour



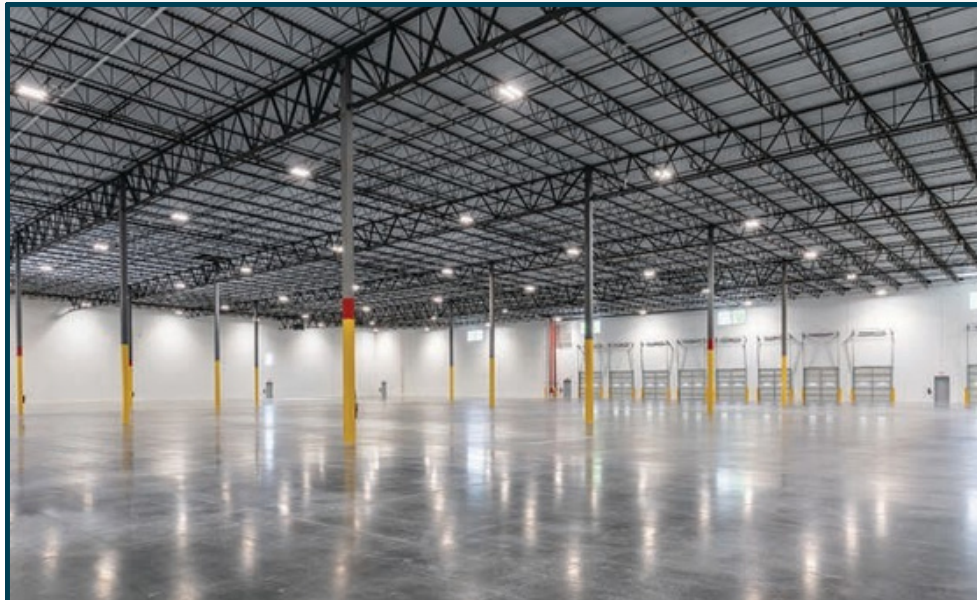
SPEC IMPROVEMENTS



BUILDING EXTERIOR



OFFICE



WAREHOUSE



BUILDING EXTERIOR

ACCESS & LOCATION



LOCATION OVERVIEW

Alliance Industrial is pleased to present **Oakwood Commerce Center**, a 224,599 SF industrial development. Oakwood Commerce Center is a best-in-class rear-load warehouse in Oakwood, GA with convenient access to strong pools of labor in Oakwood, Gainesville, and Buford.

Oakwood Commerce Center is located 1.5 miles from I-985 via a full diamond interchange. Within a 25 mile commuting distance, the site has a labor force in excess of 400,000 people. Oakwood Commerce Center also offers access to Georgia's newest inland port in Gainesville. This inland port will provide a direct link to the Port of Savannah via Norfolk Southern.

REACH STATISTICS

MAP	DRIVE TIME	TOTAL POPULATION
	15 min	129,401
	30 min	634,164
	45 min	1,260,774

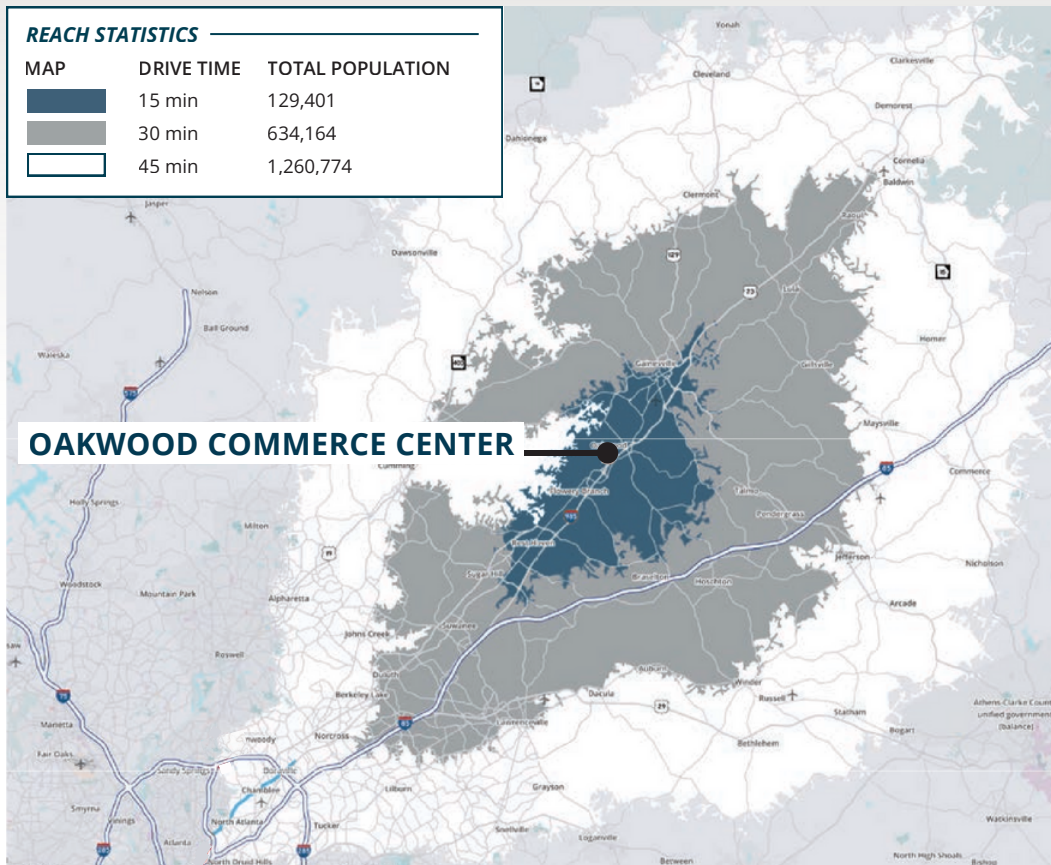
OAKWOOD COMMERCE CENTER

Points of Interest

UPS Package Hub (Buford)	7.4 miles
FedEx Ground Hub (Braselton)	12.5 miles
Inland Port - Gainesville	12.5 miles
Downtown Atlanta	45.1 miles
Hartsfield-Jackson ATL Airport	55.1 miles

Interstates

Interstate 985 (via HF Reed Industrial Pkwy)	1.5 miles
Interstate 985 (via Highway 53)	1.9 miles
Interstate 85	15.0 miles
Interstate 285	32.0 miles



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62,377 SF
AVAILABLE FOR LEASE

Owned By



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Leased By



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