



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



[WATCH VIDEO](#)

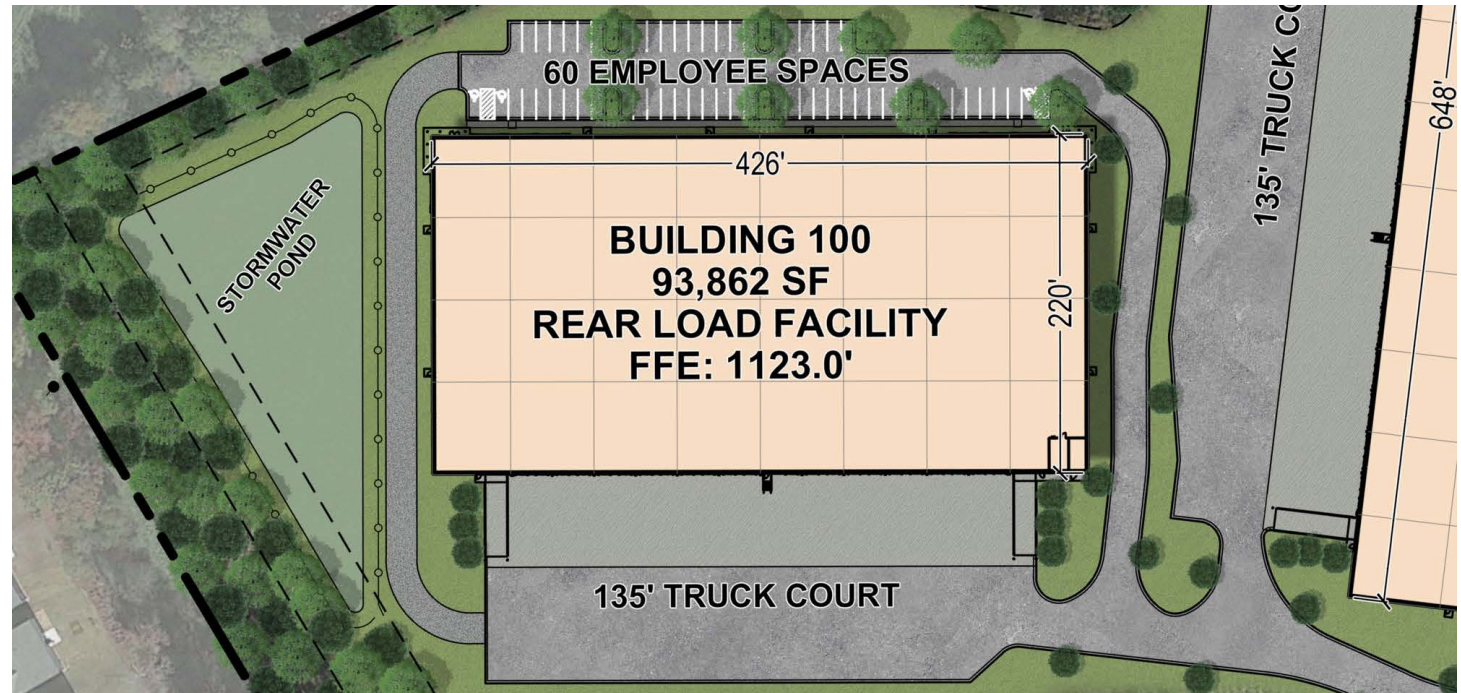
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Alliance Oakwood Industrial Park delivers a state-of-the-art industrial setting designed for efficiency, accessibility, and functionality. The park features two points of ingress and egress, abundant auto parking to accommodate workforce and visitors,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

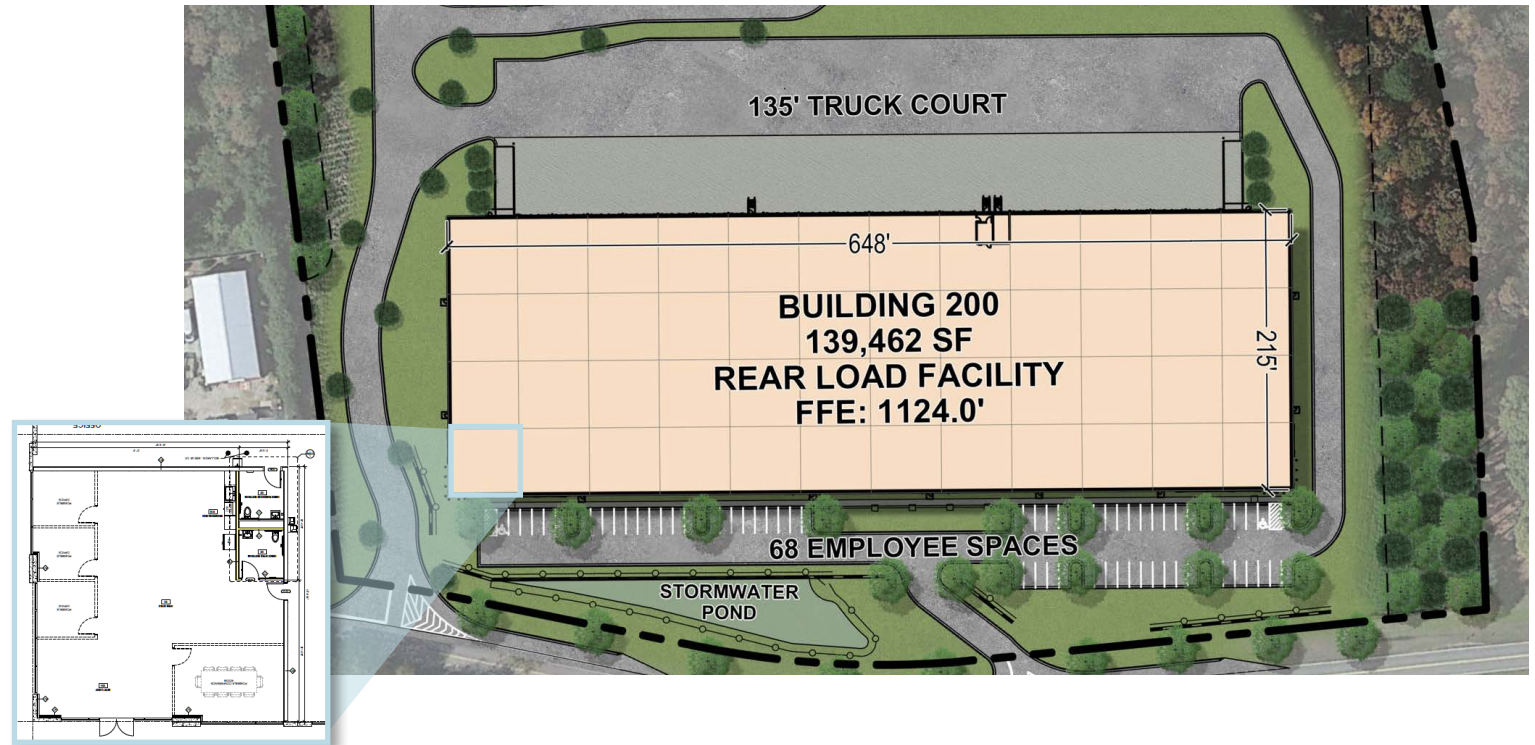




BUILDING SPECIFICATIONS

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
Office Size	2,091 Square Feet Spec
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 with (2) 35,000 lb. Mechanical Dock Levelers
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 - 25 FC



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.

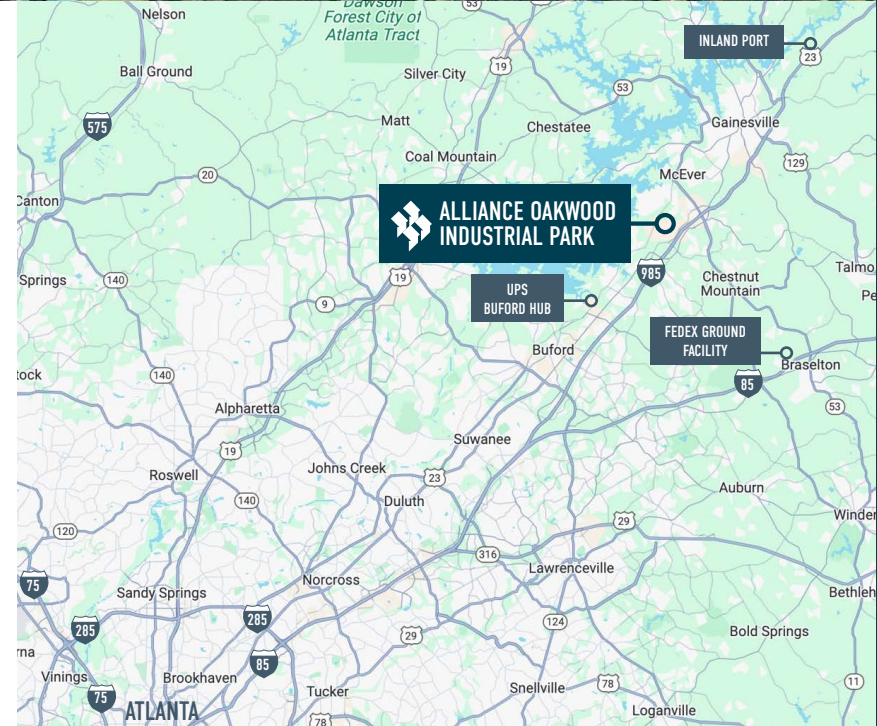


POINTS OF INTEREST

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

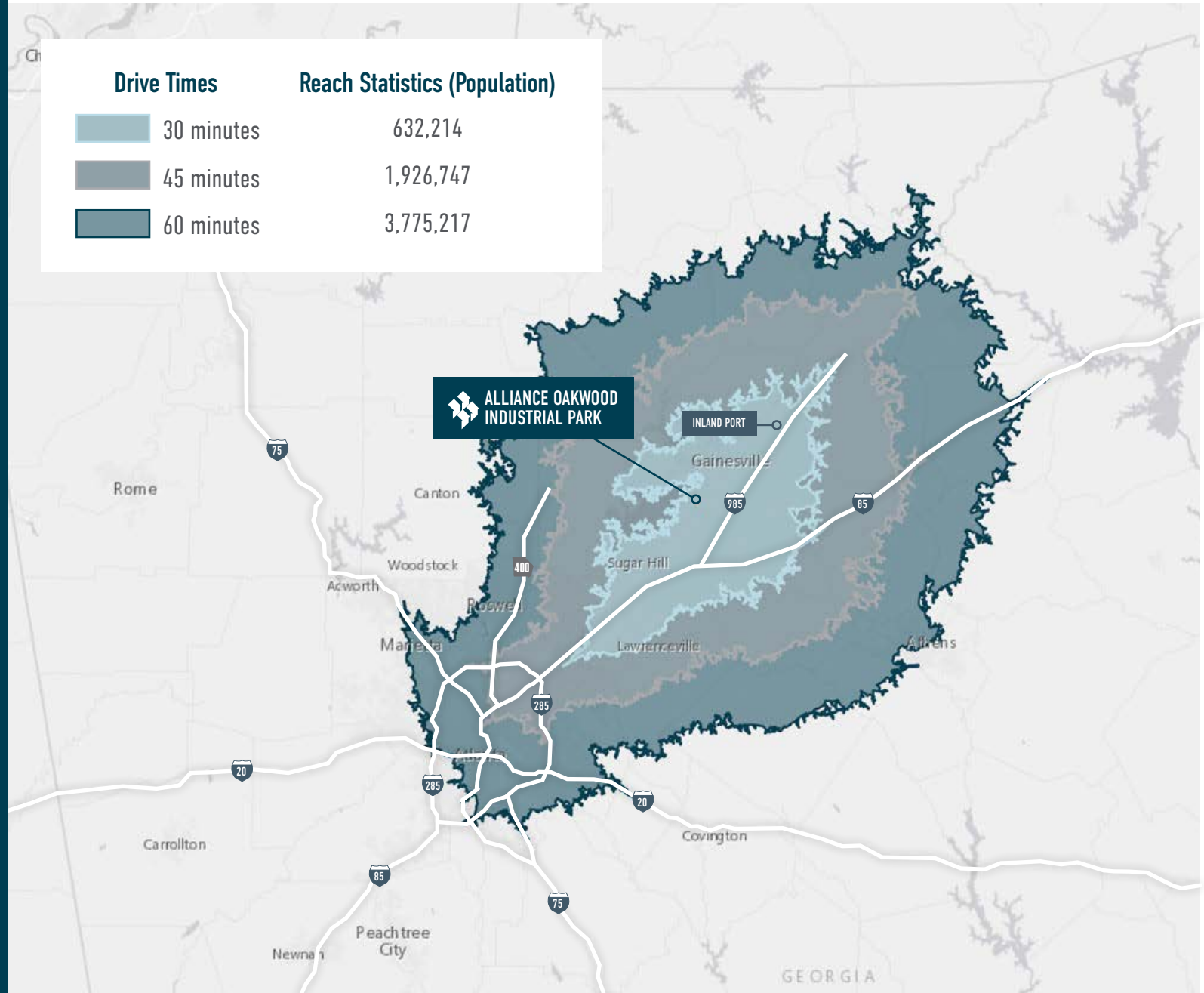
Access to one of the fastest growing metros in the U.S. and Hartsfield-Jackson Atlanta International Airport.

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.



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