



# FALCON III

COMMERCE CENTER

3920 Falcon Parkway | Oakwood, GA



**Sam Simpson**  
770.654.0062  
ssimpson@lpc.com

**Lincoln**





## Park Overview

Falcon II Commerce Center is a ±40 acre, Class A industrial park in Oakwood, Georgia. The property features three building with approximately 496,195 SF of industrial space suited for large scale distribution opportunities.

This prime site is strategically positioned near the newly constructed Exit 14, along the I-985 corridor in the Northeast Atlanta Submarket. With two points of ingress and egress this property offers seamless connectivity to nearby residential and retail developments.



### About the Developer

Outrigger is a developer of class "A" real estate assets used for logistics, distribution, assembly, outdoor storage, data centers, cold storage and light manufacturing around the US with a focus on infill and other high barriers to entry submarkets in major US cities which exhibit strong macroeconomic and real estate fundamentals. Outrigger has offices in Chicago, Los Angeles, Houston, Atlanta, Philadelphia, and Columbus to provide leadership at regional and local levels.

# Site Plan & Features



Acres	± 40
Total Building Size	± 496,000 SF
Access	Two points of ingress & egress
Building Construction	Tilt-up concrete panel walls
Sprinkler System	ESFR
Parking	431 Auto, 166 Trailer
Roof Deck	22ga
Roof Insulation	R15 over warehouse, R25 over office pads
Roof Membrane	60mil single ply TPO, 15-year warranty
Mechanical Buildout	3" domestic water supply, 6" sanitary and NG
HVAC	Code minimum freeze protection and heat   Individual systems in offices
Dock Configuration	Rear load
Mimumum Clear Height	32' after first column
Truck Court & Depth	Open, 135' -185'
Drive in Ramp Doors	12' x 14'
Build to Suit Options	Yes

## Building 200

Building Size	± 125,817 SF
Available SF	± 57,491 SF
Dock High Doors	28
Drive In Doors	2

## Building 300

Building Size	± 148,739 SF
Available SF	± 102,866 SF
Dock High Doors	40
Drive In Doors	2



# Market Overview



## Gainesville-Hall County

A vibrant and growing, solid and diverse community located in the foothills of the Blue Ridge Mountains. Surrounded by beautiful Lake Sidney Lanier, the area offers an unparalleled quality of life and a sound economic base for business and industry. Gainesville-Hall County is home to more than 330 manufacturing and processing facilities and 57 international company locations, representing 19 foreign countries. For 2022-2023, 24 new and expanding firms added 1,700 new jobs and \$1.1 billion in capital investment to Gainesville-Hall County. Since 2015, 155 new and expanding businesses have announced 8,800 job and \$2.7 billion in new capital investment.



Total Population  
**211,753**



Labor Force  
**98,359**



Average Household Income  
**\$69,665**



Median Age  
**36.9**



Total Households  
**74,476**



Population Change Y-o-Y  
**1.38 %**

## Tax Incentives

### Job Tax Credits



# of Jobs



Annual Savings



5-Yr Cumulative Savings

25

\$31,250

\$156,250

50

\$62,500

\$312,500

100

\$125,000

\$625,000

200

\$250,000

\$1,250,000

400

\$500,000

\$2,500,000

Job Tax Credit Program: Qualified businesses in Gainesville-Hall County may qualify for this credit if they create at least 25 new jobs in a calendar year; Job Tax Credits of \$1,250 each year for five years for each new full time job created and maintained. For example:  $\$1,250 \times 25 \text{ new jobs} \times 5 \text{ years} = \$156,250$  in tax credits.



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For Leasing Information, Contact:

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