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CO

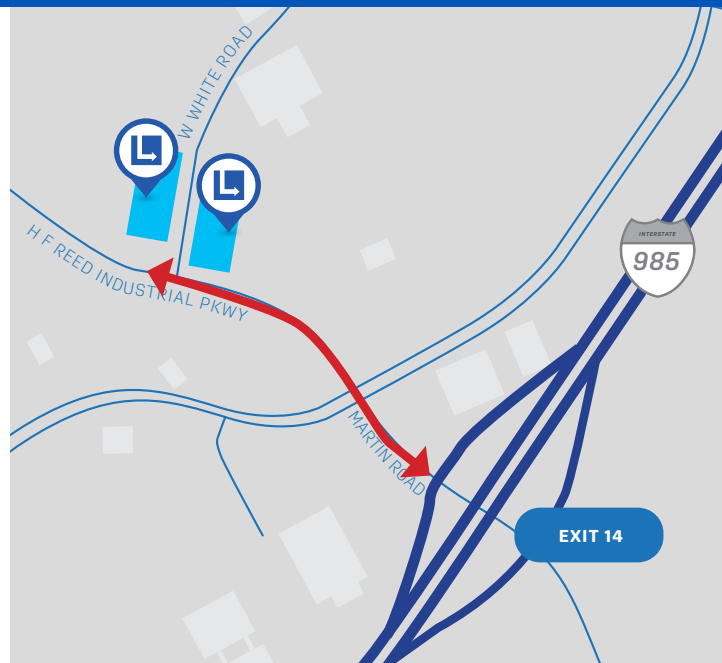
# OAKWOOD 985 BUSINESS PARK

H.F. Reed Industrial Parkway and West White Road, Oakwood, GA



## TWO BUILDINGS TOTALING 424,410 SF • DELIVERING Q4 2020

- State-of-the art, Class A distribution facilities
- Divisible to suit 37,440 sf to 249,645 sf
- 0.33 mile to I-985 interchange at Exit 14, H. F. Reed Industrial Parkway
- 13 miles to I-85
- 13 miles to future Northeast Georgia Intermodal
- 13 miles to I-85 Brasleton FedEx Ground Distribution
- 9 miles to Buford FedEx Freight
- Highly desirable Hall County location, just south of Gainesville
- Remarkable access to residential, skilled labor, and end users



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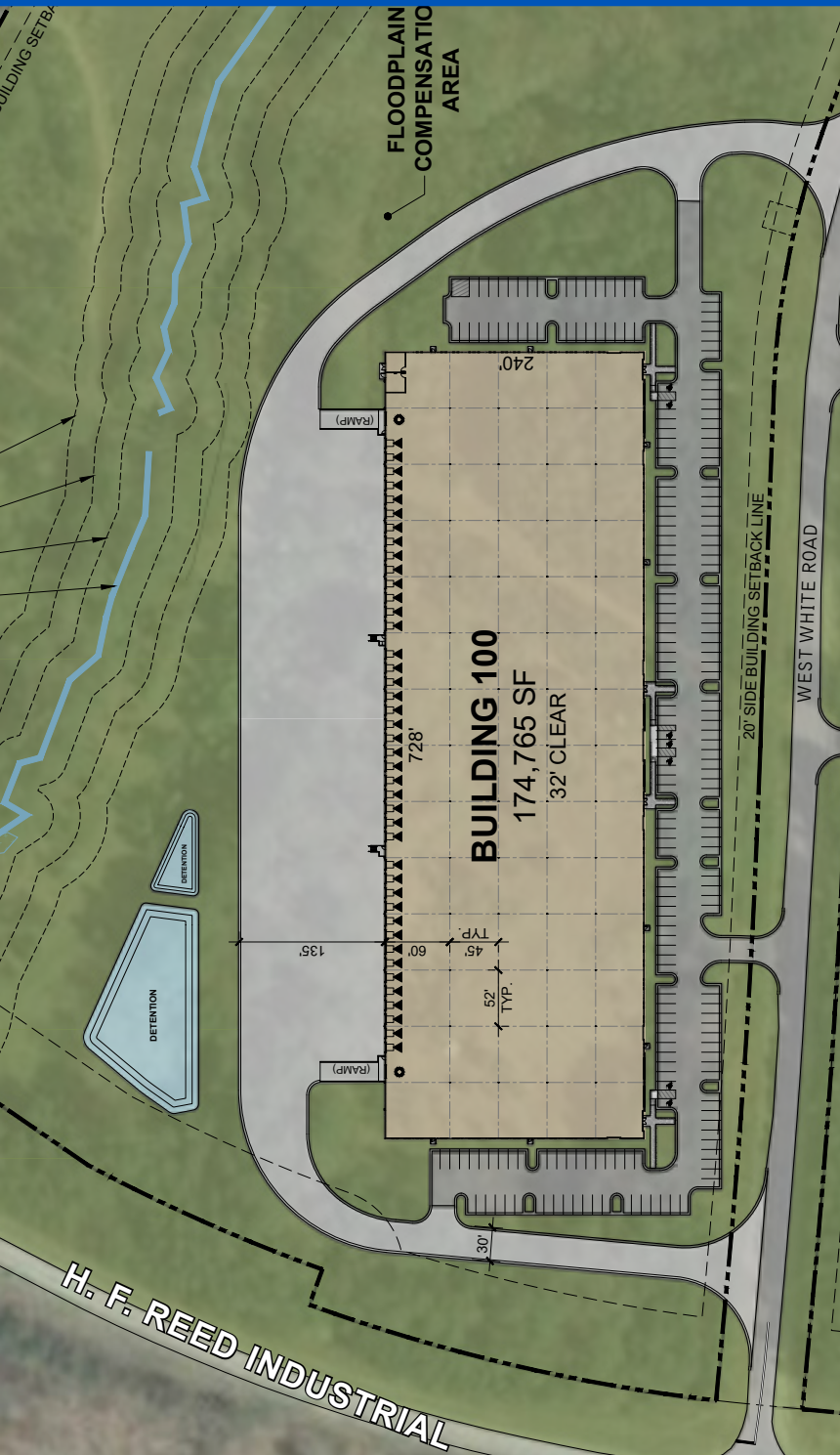
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# OAKWOOD 985 BUSINESS PARK

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## BUILDING 100

Building Size(s)	174,764 sf
Building Clear Height	32' clear
Building Dimensions	240' x 728'
Bay Spacing	52W' x 45'D (60' Speed Bay)
Office Space	BTS
Automobile Parks	222 spaces
Dock Doors	42 – 9' x 10'
Drive In Doors	2 – 12' x 14'
Concrete Floor Slab	6" thick, 4,000 psi concrete slab over 10 mil vapor barrier
Fire Protection	ESFR (Early Suppression Fast Response) fire sprinkler system
Roof System	Single ply, mechanically fastened TPO roof membrane (45 mil) with a 15-year manufacturer's warranty
Truck Court	135' Deep
Exterior Wall Construction	Load bearing tilt-up concrete panels



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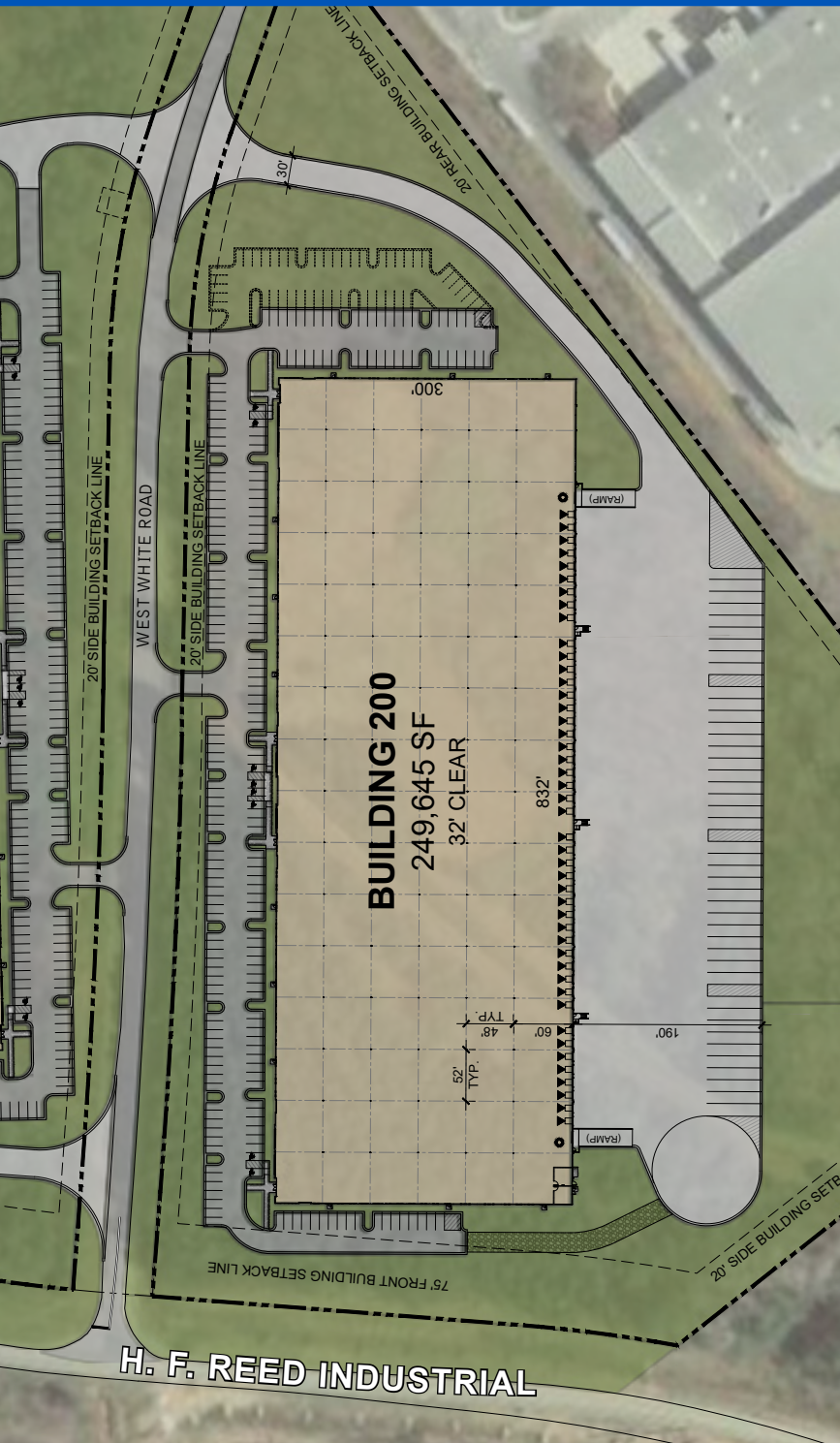
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# OAKWOOD 985 BUSINESS PARK

H.F. Reed Industrial Parkway and West White Road, Oakwood, GA



## BUILDING 200

Building Size(s)	249,645 sf
Building Clear Height	32' clear
Building Dimensions	300' x 832'
Bay Spacing	52W' x 48'D (60' Speed Bay)
Office Space	BTS
Automobile Parks	218 spaces (Expandable to 261)
Dock High Doors	40 doors
Drive-In Ramps	2 – 12' x 14'
Concrete Floor Slab	6" thick, 4,000 psi concrete slab over 10 mil vapor barrier
Fire Protection	ESFR (Early Suppression Fast Response) fire sprinkler system
Roof System	Single ply, mechanically fastened TPO roof membrane (45 mil) with a 15-year manufacturer's warranty
Truck Court	190' Deep
Trailer Parking	43 spaces
Exterior Wall Construction	Load bearing tilt-up concrete panels



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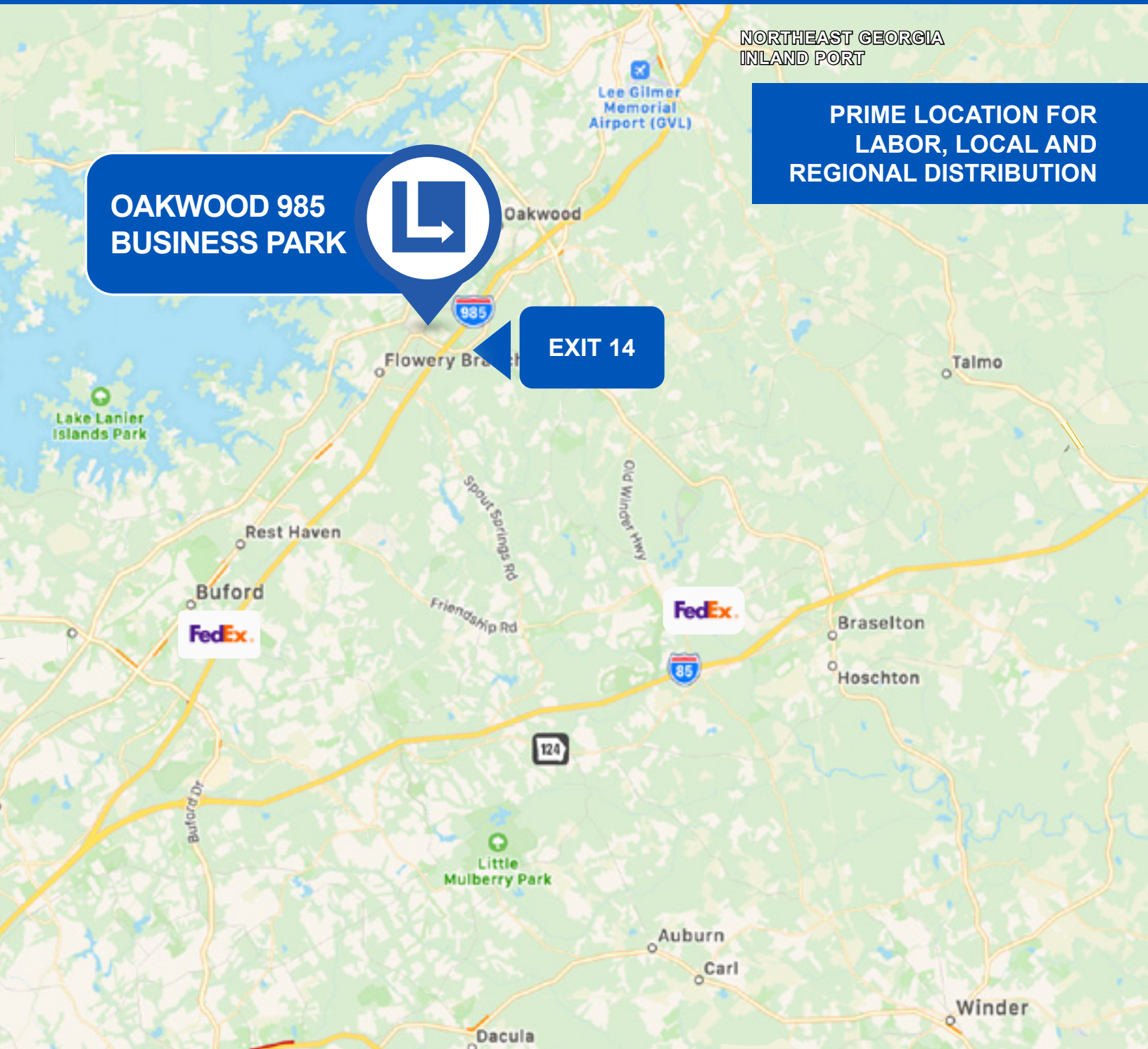
NORTHEAST GEORGIA  
INLAND PORT

**PRIME LOCATION FOR  
LABOR, LOCAL AND  
REGIONAL DISTRIBUTION**

**OAKWOOD 985  
BUSINESS PARK**



**EXIT 14**



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