

±50,000 - 145,000 SF
(Expandable to 325,000 SF; Rail Available)

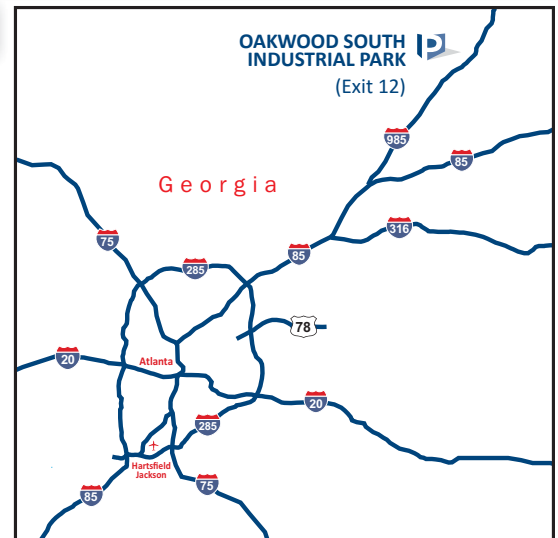
OAKWOOD SOUTH INDUSTRIAL PARK

5475 Aloha Way | Oakwood, Georgia | Hall County



MANUFACTURING | WAREHOUSE | DISTRIBUTION

- Acreage: ±44
- Floor Slab: 7" Concrete Slab
- Dimensions: 310' D X 468' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 52' W (60' Loading Bay)
- Clear Height: 30' Minimum
- Office: To Suit
- Roof: 22 Gauge Metal Roof Deck with 3.6" Rigid Insulation (R20) and a White Reinforced TPO Roof System (45 mil)
- Truck Court: 180' (60' Concrete, 120' Heavy Duty Asphalt)
- Dock Loading: Up to 22 - 9' x 10' Dock High Doors
- Drive-In Door: 1 - 12' x 14' Ramp Door (Can Add 1 Additional 12' x 14' Door)
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: T5 Fluorescent
- Trailer Parking: 44 Off-dock Spaces (Expandable)
- Car Parking: 20 Spaces (Expandable to 190 spaces)



FOR MAPS, PHOTOS, & BROCHURES, PLEASE VISIT OUR WEBSITE AT WWW.PATTILLORE.COM

BEN STAFFORD

678.926.5945 | bstafford@PattilloRE.com

Park Features

- 450 Total Acres
- Build to Suit Lease or Purchase 50,000 SF - 325,000 SF
- Protective Covenants

Utilities

- City of Gainesville Water, 12" Main
- City of Flowery Branch Sewer, 10" Main
- Customer Choice Electricity above 900KW Connected Load
- Atlanta Gas Light - 4" Main (Customer Choice)
- ATT Voice & Data
- City of Oakwood Fire (Class 5 Insurance Rating)
- City of Oakwood Police

Community Contact

Greater Hall Chamber of Commerce - Tim Evans
 Phone: 770-532-6206 / Email: tim@ghcc.com

Distance to	Mile(s)
Interstate 985	3.5
Interstate 285	30
Interstate 85	18
Downtown Atlanta	40
Lee Gilmer Memorial Airport	10
Hartsfield-Jackson Atlanta Int'l Airport	50

Community Features

- Freeport Tax Exemption (100%):
 - Class 1 Raw Materials
 - Class 2 Goods in Process/Finished Goods
 - Class 3 Trans - Shipment Goods
- Labor Force:
 - In Excess of 400,000 within 25 Mile Commuting Distance

