

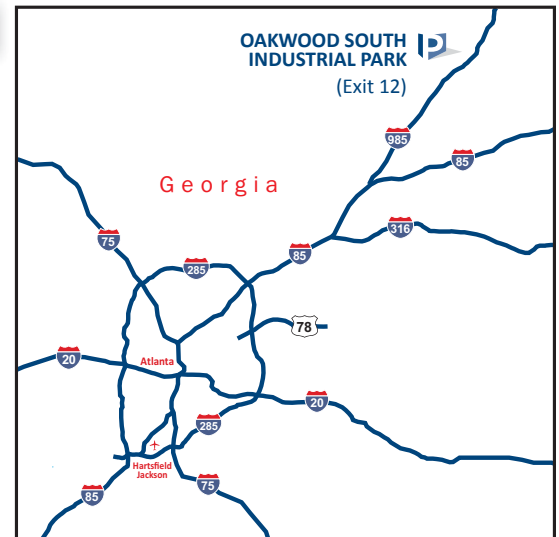
OAKWOOD SOUTH INDUSTRIAL PARK

5511 Rafe Court | Oakwood, Georgia | Hall County



MANUFACTURING | WAREHOUSE | DISTRIBUTION

- Acreage: ±39
- Floor Slab: 7" Concrete, 4000 PSI, Reinforced, 250 lbs/SF
- Dimensions: 360' D X 832' L
- Building Construction: Tilt-up Concrete Panel Walls
- Column Spacing: 50' D X 52' W (60' Loading Bay)
- Clear Height: 32' Minimum
- Office: To Suit
- Roof: White Reinforced TPO Roof System (60 mil), R20 Insulation
- Truck Court: 210' (60' Concrete, 150' Heavy Duty Asphalt)
- Dock Loading: Up to 47 - 9' x 10' Dock High Doors
- Drive-In Door: 2 - 12' x 14' Ramp Doors
- Sprinkler System: ESFR
- Mechanical: To Suit
- Electrical: To Suit
- Warehouse Lighting: T5 Fluorescent
- Trailer Parking: 60 Off-dock Spaces
- Car Parking: 34 Spaces (Expandable to 210 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 50,000 SF - 300,000 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

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

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

