



5445 Rafe Banks Dr, Units A-D

Flowery Branch, GA 30542



For Lease
±42,394 SF
Hall County



IPG Properties

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PROPERTY OVERVIEW

5445 Rafe Banks Drive, Units A-D, Flowery Branch, GA 30542



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±42,394 SF
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PROPERTY FEATURES:

±42,394 sq. ft. industrial space for lease

±4,070 sq. ft. of office space

22' clear height

40' x 52' column spacing

LED motion sensor fixtures

200A @ 277/480V, 3-phase power

2 drive-in doors (1 oversized at 12' x 14'; 1 at 9' x 10')

12 dock high doors (6 w/ pit levelers, 1 oversized 12' x 14')

120' truck court w/ 50' concrete pad & 70' heavy duty asphalt

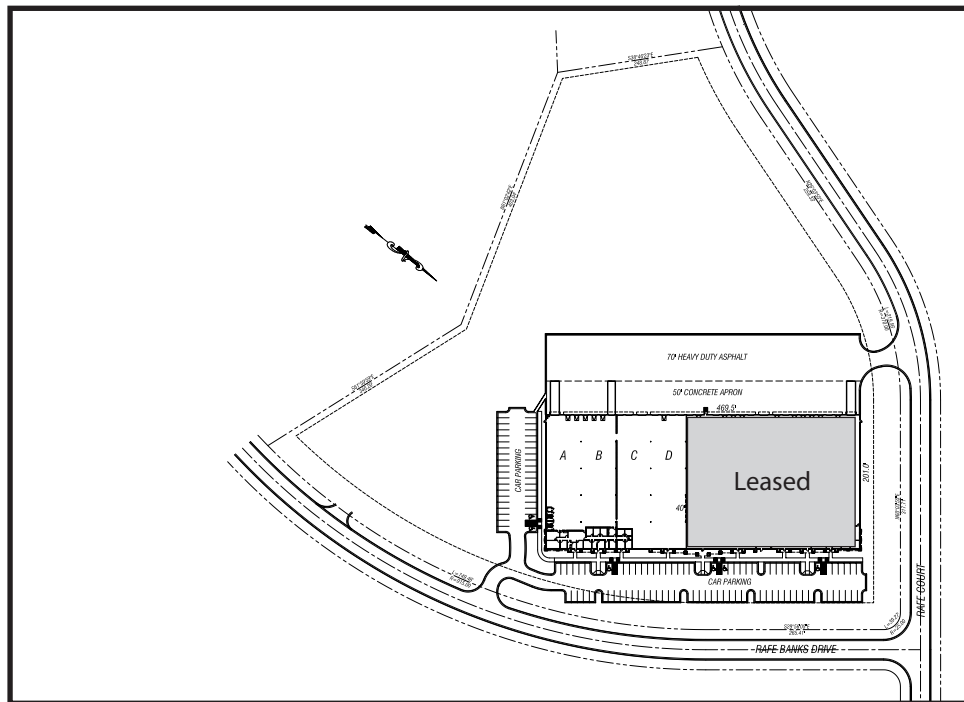
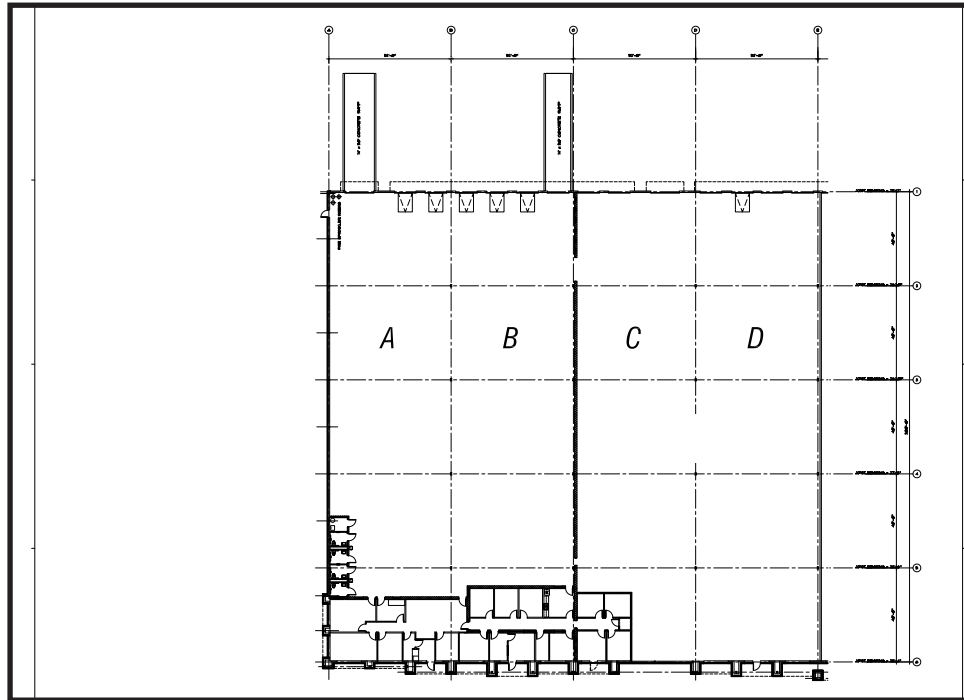
0.3 GPM over the most remote 3,000 SF sprinkler system

Located in Oakwood South Industrial Park

Space can be subdivided

SITE PLAN & FLOOR PLAN

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ABOUT HALL COUNTY:

Hall County is the epicenter of an aggressive economic environment in Northeast Georgia. Growth in both population, now estimated at 200,000, and economic bases has been steady and diversified for the last 20 years. The labor market is thriving with regional labor market numbers estimated to be 775,000 from Hall and surrounding counties.

DISTANCES:

I-985, Exit 14:	±1.7 miles	Hartsfield Jackson Int'l Airport:	±57 miles
I-85:	±14 miles	Gainesville Inland Port:	±16 miles
I-285:	±28 miles	Inland Port Greer (South Carolina):	±125 miles
Downtown Atlanta:	±41 miles	Port of Savannah:	±251 miles
Greenville, SC:	±110 miles	Port of Charleston:	±296 miles

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