

# Falcon II

Distribution Center



3 Class A industrial buildings with available sizes from

**125,817 to 221,639 SF**

#### Location

3920 FALCON PARKWAY  
OAKWOOD, GA

I-985 corridor



**AVISON  
YOUNG**





## Falcon II

Avison Young and Centris Industrial are pleased to bring this 496,195 ± SF industrial park to the I-985 corridor in the Northeast Atlanta Submarket. The site consists of 3 buildings conveniently located off the new exit 14, with close proximity to numerous residential and retail developments.

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# Falcon II Distribution Center Overview

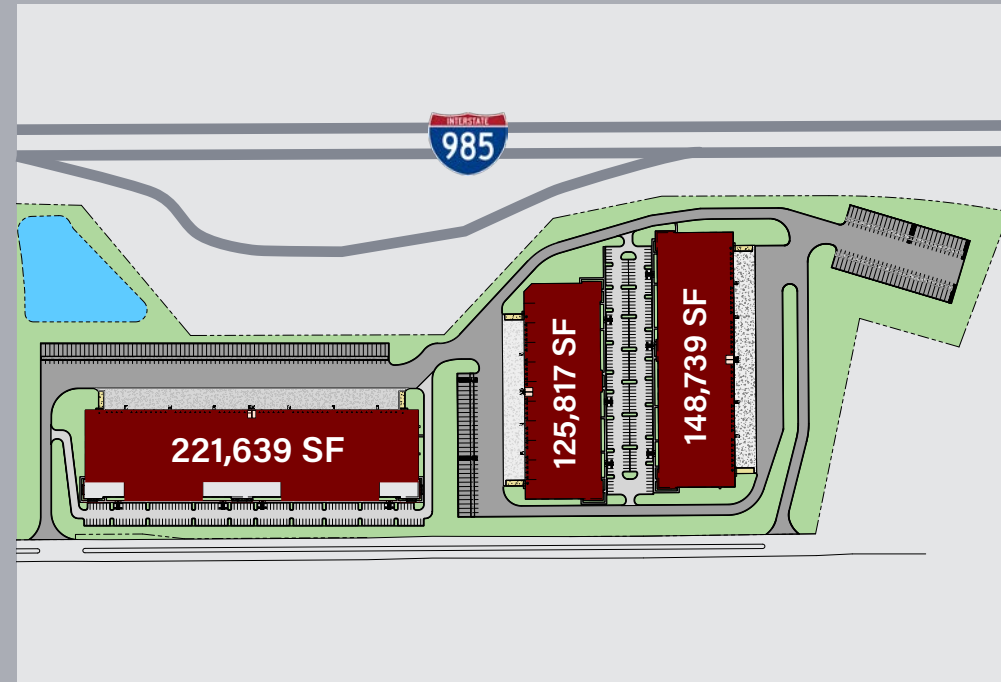


## Park Overview

- Falcon II distribution center is a  $\pm$  40 acre Class A industrial park just off I-985 in Oakwood, Georgia
- Immediate access to Interstate-985 with easy ingress and egress
- Large scale distribution opportunities from 125,817 SF to over 221,639 SF
- Interstate frontage for corporate exposure to over 68,600 cars per day

## About the Developer

Centris Industrial, Inc. ("Centris") is an externally managed private Real Estate Investment Trust (REIT) based in Chicago, Illinois, strategically designed to invest in speculative ground-up industrial development projects across the United States. For more information, visit [www.centrisindustrial.com](http://www.centrisindustrial.com).



# Property Overview

3920 FALCON PARKWAY  
OAKWOOD, GA

# Falcon II



± 496,000 SF available



32' minimum clear height



6 - 12' x 14' drive-in ramp doors



Office build-to-suit



135' - 185' truck court depths



Two points of ingress / egress



ESFR sprinkler system



431 - auto parking spaces



Rear load dock configuration



166 - trailer parking spaces



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# Listing Specifications

# Falcon

Acres	40 ±
Building Construction	Tilt-up Concrete Panel Walls
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. Each office pod will have their own mechanical systems.
Dock Configuration	Rear Load
Minimum Clear Height	32' After First Column
Truck Court	Open
Truck Court Depth	135' - 185'
Drive-in Ramp Doors	12' x 14'
Build-to-Suit Options	Yes
Column Spacing	50' x 54', 60' Speed Bay
Inside Lighting	LED, 30 foot candles with full white paint on walls and white primed deck
Parking Lot Lighting	LED
Ventilation	Exhaust Fans
Slab Thickness	6" Unreinforced
Sprinkler System	ESFR
Trailer Parking Spaces	166
Auto Parking Spaces	431
Building 100	221,639 ± SF, 53 dock height doors, 2 drive in doors
Building 200	125,817 ± SF, 28 dock height doors, 2 drive in doors
Building 300	148,739 ± SF, 40 dock height doors, 2 drive in doors



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# Aerial Overview

3920 FALCON PARKWAY  
OAKWOOD, GA

# Falcon II



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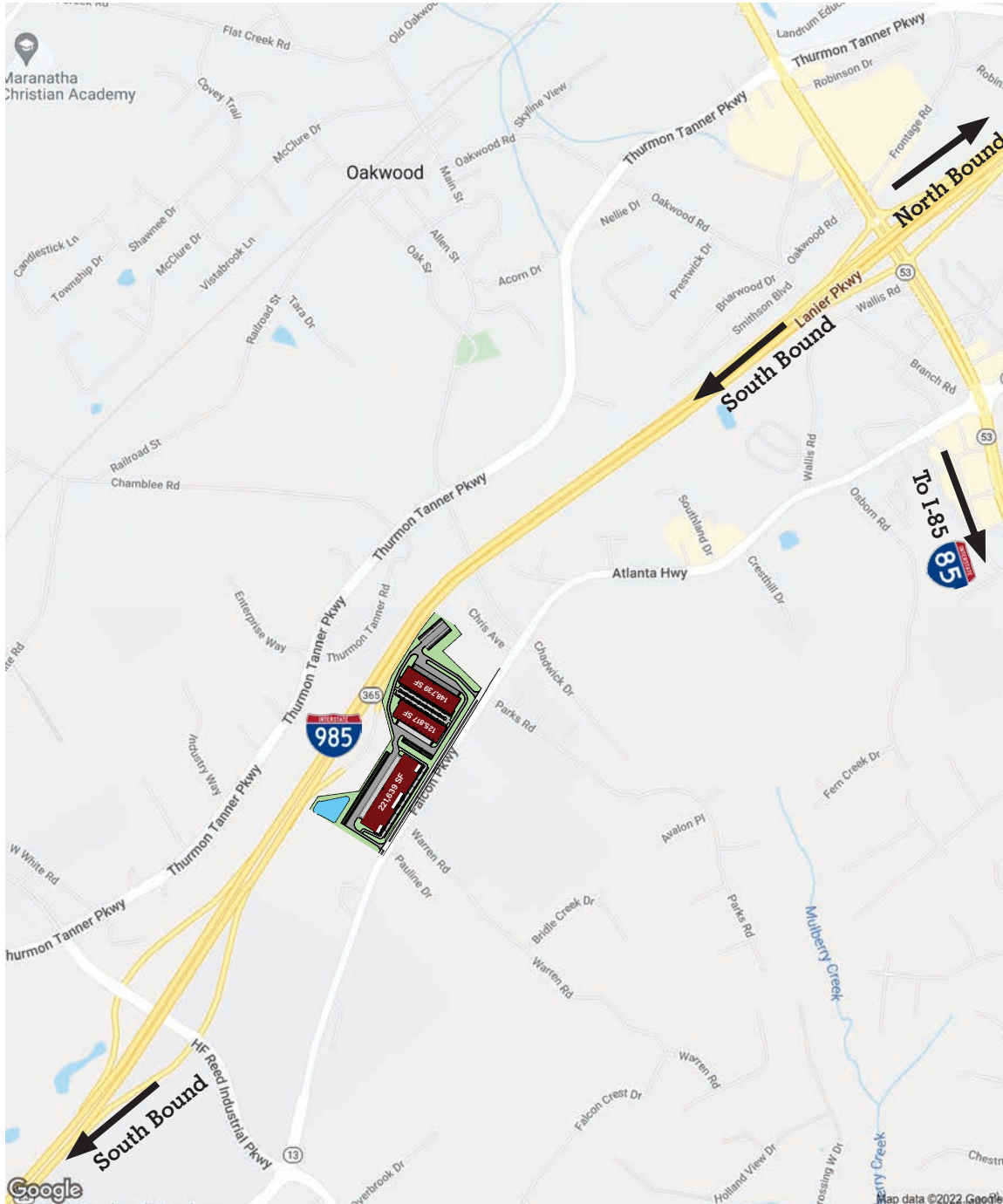
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# Transportation Ingress / Egress



Falcon II distribution center has two points of ingress / egress.

Site is easily accessible via Exit 16 and Exit 14

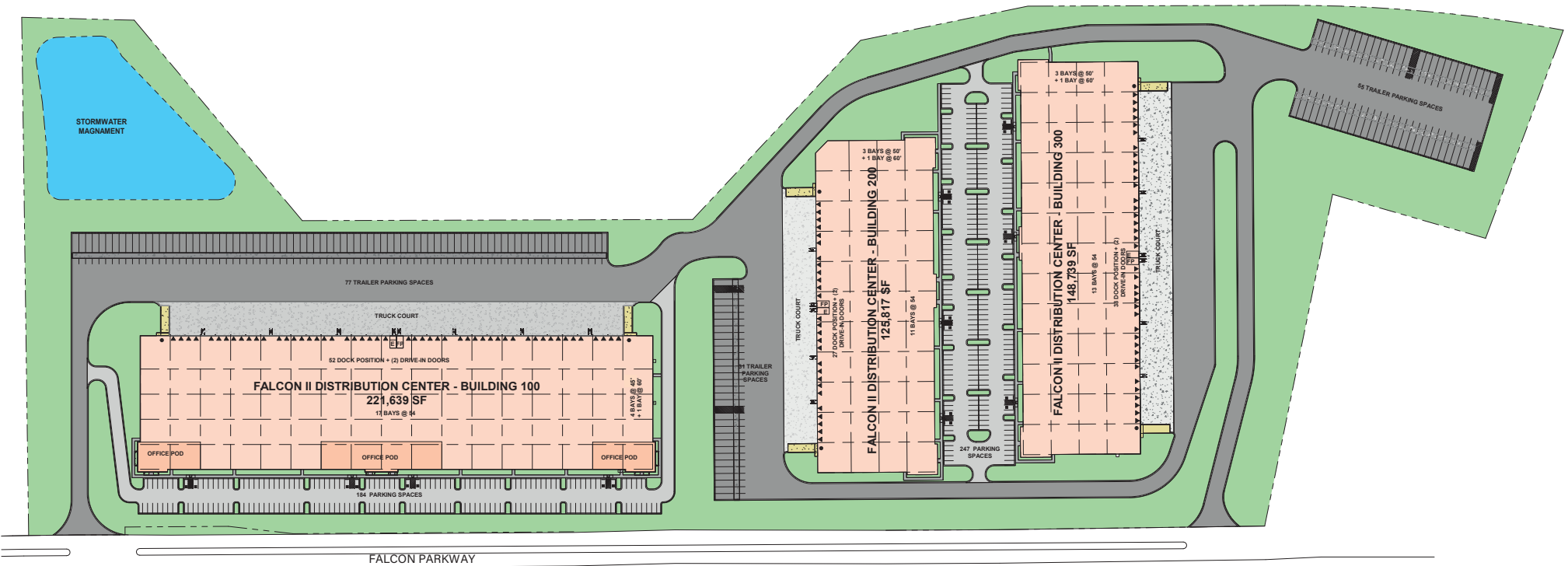
## Corporate Neighbors



# Conceptual Site Plan

The Falcon II Distribution center sits on ± 40 acres that accommodates three distribution facilities totaling ± 496,000 SF, each with easy access to I-985.

# Falcon



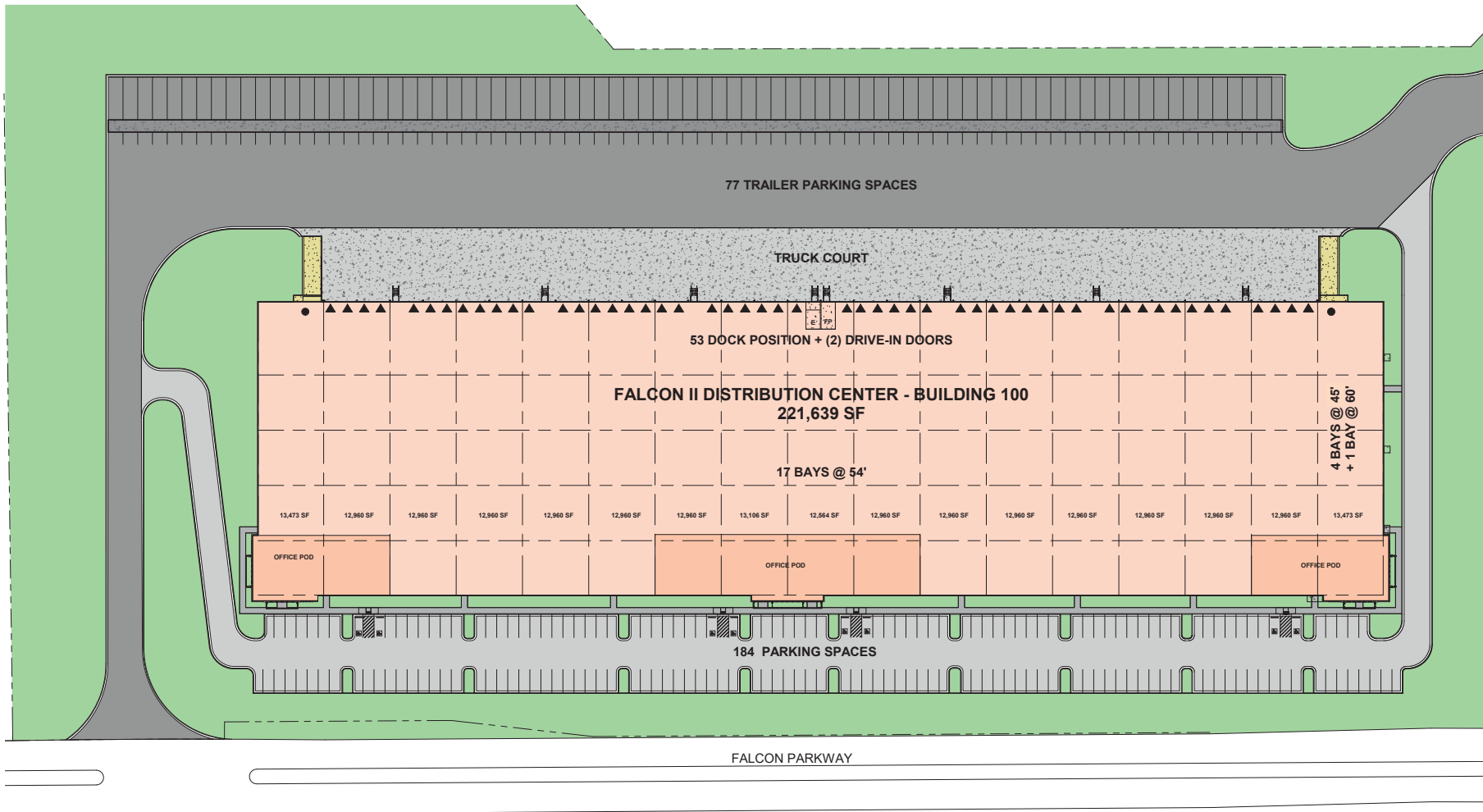
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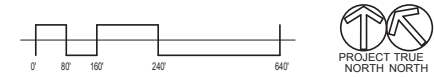
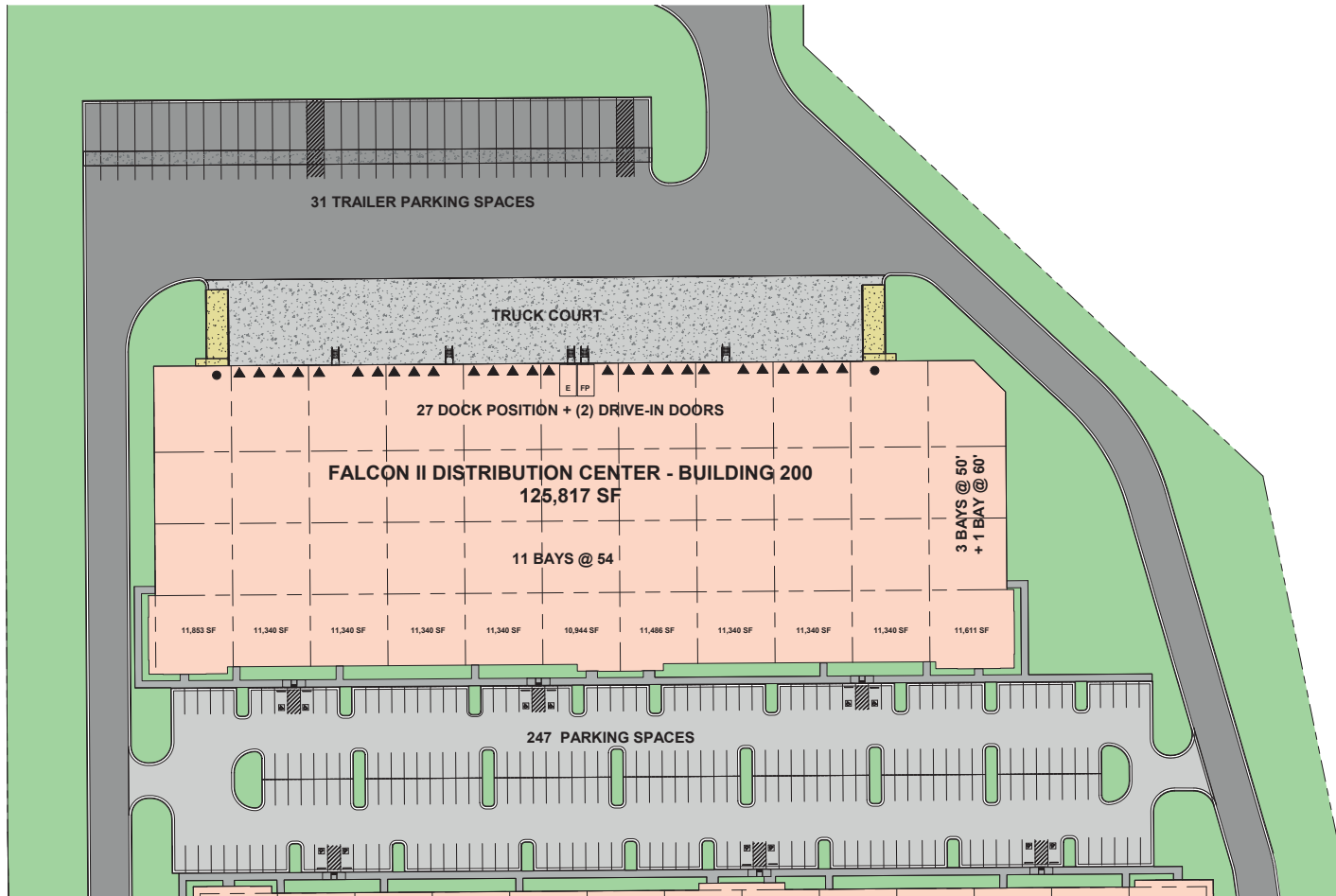
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# BUILDING 200



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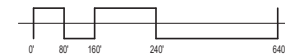
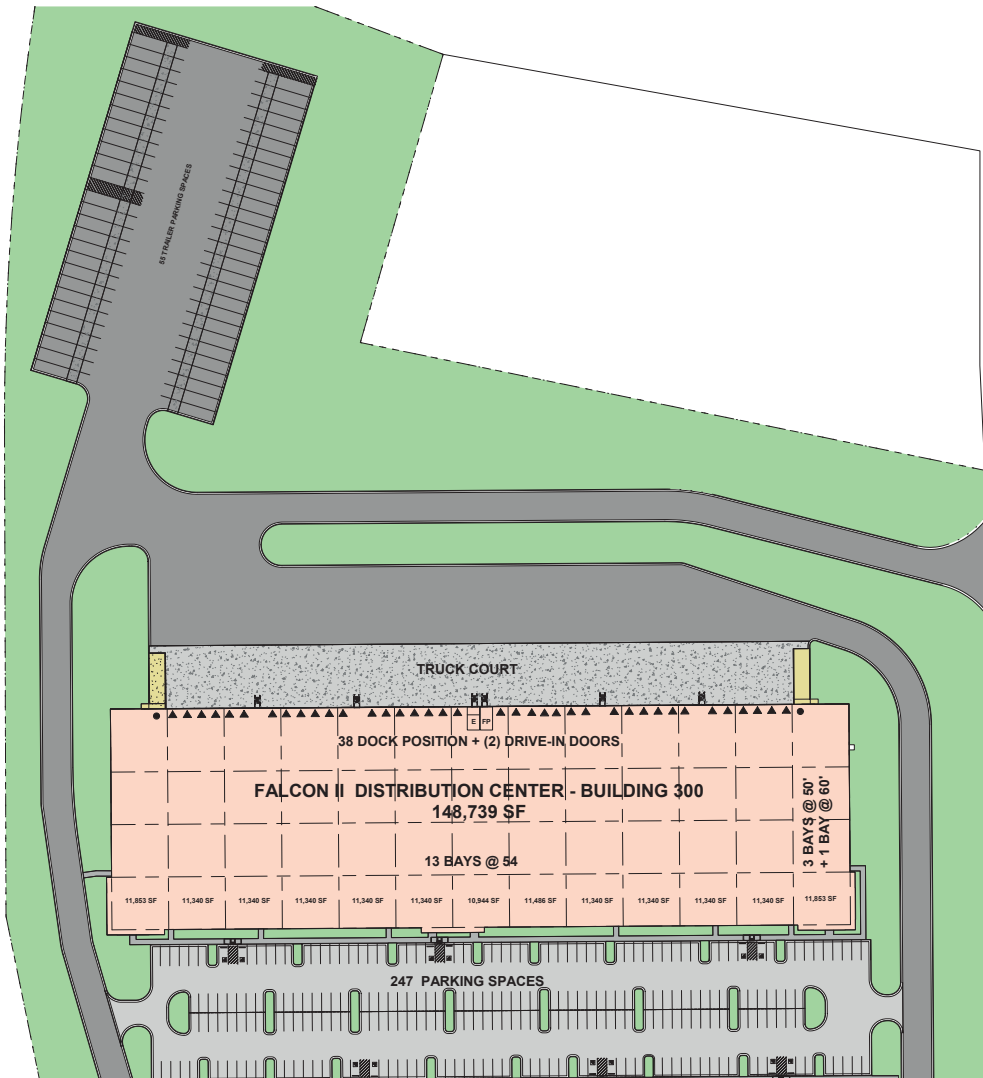




# BUILDING 300

# Falcon II

Distribution Center



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# 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 x 25 new jobs x 5 years = \$156,250 in tax credits.



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## GAINESVILLE-HALL COUNTY GEORGIA

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. In 2021, 16 new and expanded businesses in Gainesville-Hall County added 1,300 jobs and \$240 million in capital investment. Since 2015, 134 new and expanded businesses have announced 7,000 jobs and \$1.7 billion in new capital investment in Hall County.



Total Population

**336,935**



Labor Force

**178,590**



Average Household Income

**\$82,489**



Median Age

**336,935**



Total Households

**107,302**



Population Change Y-o-Y

**1.7 %**



View the Gainesville-Hall County 2022 Economic Development Report:

[2022 EDC Report Hall County](#)



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# DRIVE TIME MAPS

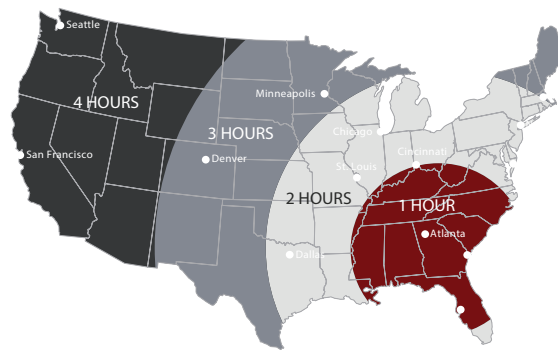
Georgia has a solid foundation of air, land, and sea transportation to keep you competitive in the global marketplace.

LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
I-85 Access	10 Miles
Northeast Georgia Inland Port	11 Miles
Interstate 285	32 Miles
Interstate 75	47 Miles
Hartsfield Jackson International Airport	56 Miles

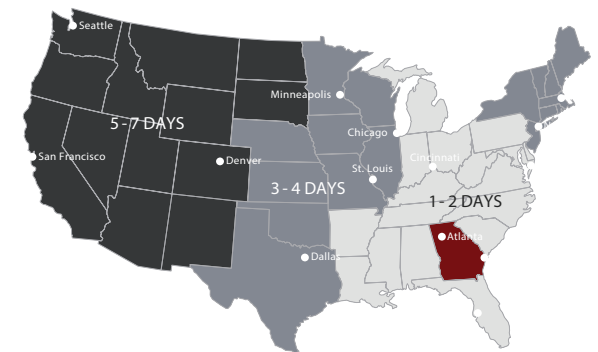
LOCATION	DISTANCE
SOUTHEAST REGIONAL ACCESS	
Port of Savannah	252 Miles
Port of Pensacola	310 Miles
Port of Brunswick	313 Miles
Port of Charleston	317 Miles
Port of Jacksonville	350 Miles



TRUCK TRANSIT TIMES  
FROM GEORGIA

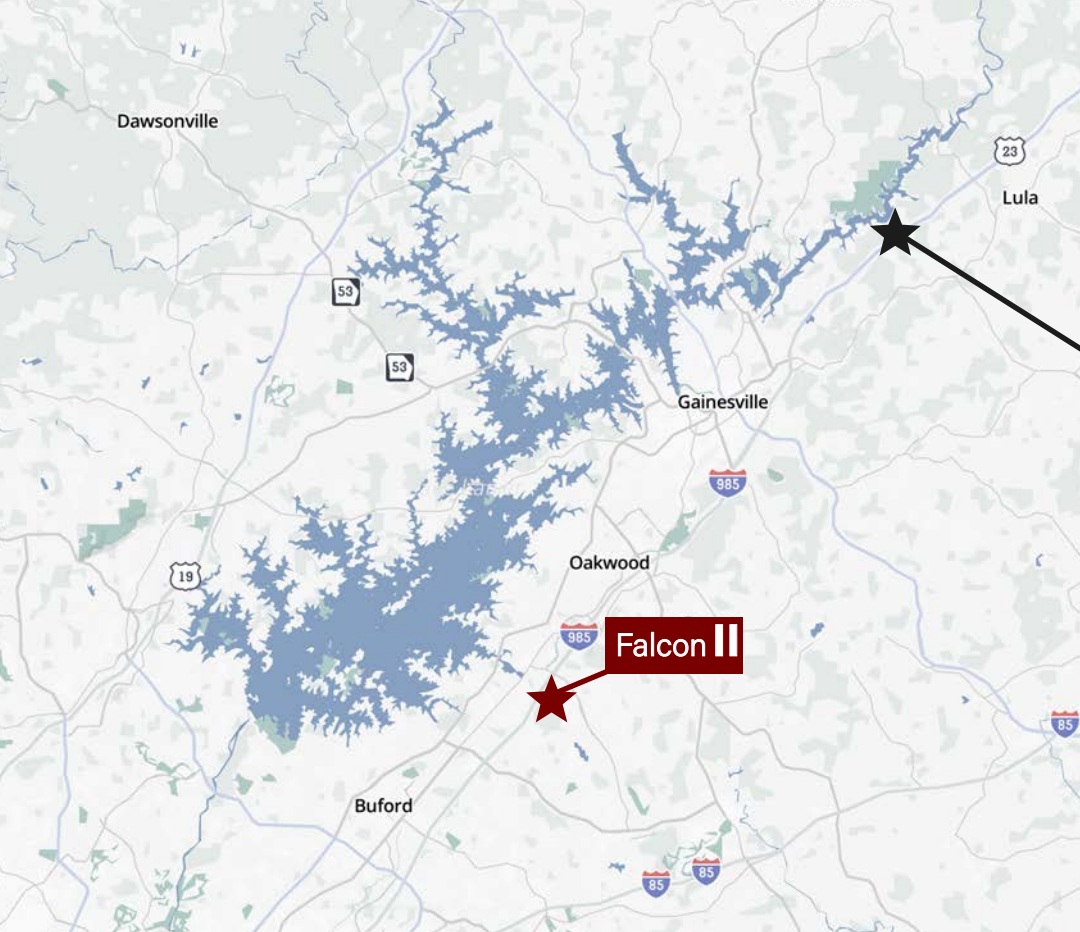


AIR TRANSIT TIMES  
FROM GEORGIA



RAIL TRANSIT TIMES  
FROM GEORGIA





# PROXIMITY TO THE INLAND PORT

The planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern. With the roundtrip truck route totaling 602 miles, the Northeast GA Inland Port alleviates approximately 36 million truck miles on Georgia highways.

- The rail terminal will open with 9,000 feet of working track, expanding to 18,000 feet at full build-out
- Serves the manufacturing and logistics corridor along I-85/985 in Northeast Georgia
- Rail deliveries can shorten truck delivery times from approximately seven hours to less than 30 minutes

# ATLANTA - A TOP JOB GROWTH MARKET

Druid Pointe is poised to capture the in-migration of corporate users attracted to Atlanta's dynamic employment base and cost of living. Future job growth over the next ten years is predicted to be 46.8%



**#1**

Moving Destination in the U.S.

*Penski Truck Rentals*

Most Affordable City

*Wallet Hub*

Busiest Airport in the World

*Airports Council International*

#2 Metro Area for Economic Growth Potential

*Business Facilities*

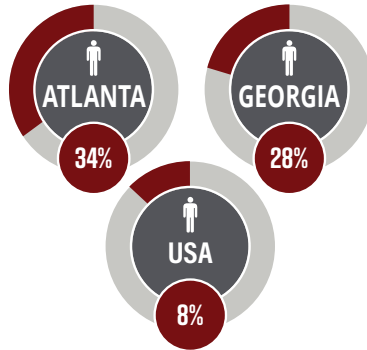
#3 Market for Tech Talent Labor Pool Growth

*CBRE Research*

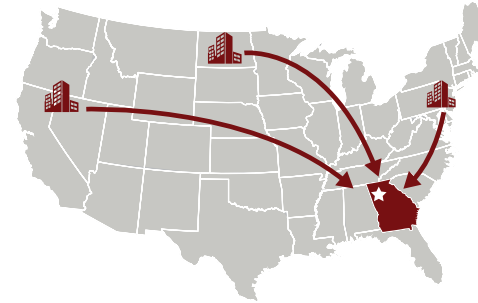
#5 Market for Job Growth

*Business Facilities*

## POPULATION GROWTH



## RECENT EXPANSIONS & RELOCATIONS



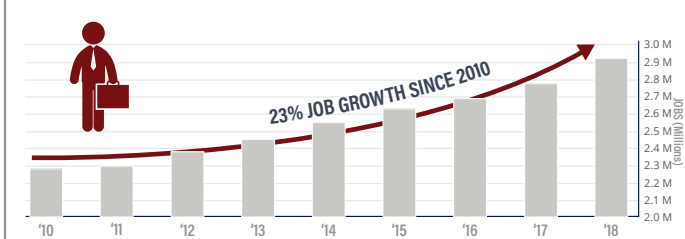
BLACKROCK

HDSUPPLY State Farm

## 16 FORTUNE 500 COMPANIES HEADQUARTERED IN ATLANTA



## JOB GROWTH SINCE 2010



## HARTSFIELD-JACKSON INTERNATIONAL AIRPORT





# THE METRO ATLANTA AREA

Atlanta is the capital of the Southeast, and it has the track record to prove it. The Atlanta area has an estimated 5.78 million people and embodies a 29 county region that spans across Northwest Georgia. With the 9th largest MSA in the United States. Atlanta has remained as one of the fastest growing markets in the US.

Georgia's business climate has been ranked #1 in the nation for the eighth consecutive year by Site Selection, and Area Development ranked Georgia top state for doing business for the seventh year in a row. The region continues to outgrow and outpace the nation's best-known metropolitan regions - all while ensuring a future of continued growth and innovation.

On June 2, 2021, Fortune released its annual 2021 Fortune 500/1000 list of America's largest companies based on revenues. Twenty-nine companies headquartered in metro Atlanta are among the 2020 Fortune 1000, of which 16 companies ranked in the elite Fortune 500. In fiscal year 2020, these 29 companies generated aggregate revenues of \$429 billion.

**29**

**Fortune 500/1000  
Headquarters**

In fiscal year 2020, these 29 companies generated aggregate revenues of \$429 billion.

**#1**

**Busiest Airport in  
the world**

Since 1998, Hartsfield-Jackson International Airport has been the busiest airport in the world

**#1**

**Best state for  
doing business.**

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Avison Young is pleased to announce the availability of Falcon II Distribution Center For Lease. Located at 3920 Falcon Parkway, Flowery Branch, GA 30542, this 3 facility campus comprising of 496,00 SF is available for lease through Avison Young. Avison Young is built on the belief that commercial real estate isn't just about the buildings and the square footage and the occupancies. At its best it's about spaces and places that improve lives and help businesses thrive; for the employees, citizens and communities that make impact matter. We strive to be real estate at its best, helping people be more productive, prosperous and positive.

**Avison Young**  
Northeast Georgia



**Falcon**   
Distribution Center



**AVISON  
YOUNG**