



FOR LEASE

Atlanta Hwy, Building 100 & 200
Oakwood, GA, 30542

Building 100: 113,536 SF
Building 200: 426,872 SF

For more information, contact:

Andrew D. Joyner, CCIM

Senior Vice President
678 617 6036

andrew.joyner@avisonyoung.com

Chris Hoag, CCIM

Senior Associate
770 714 4472

chris.hoag@avisonyoung.com

Jason Holland, CCIM

Senior Vice President
404 840 2669

jason.holland@avisonyoung.com

**AVISON
YOUNG**



Q1 2026 Delivery



ALLIANCE 985 BUSINESS PARK

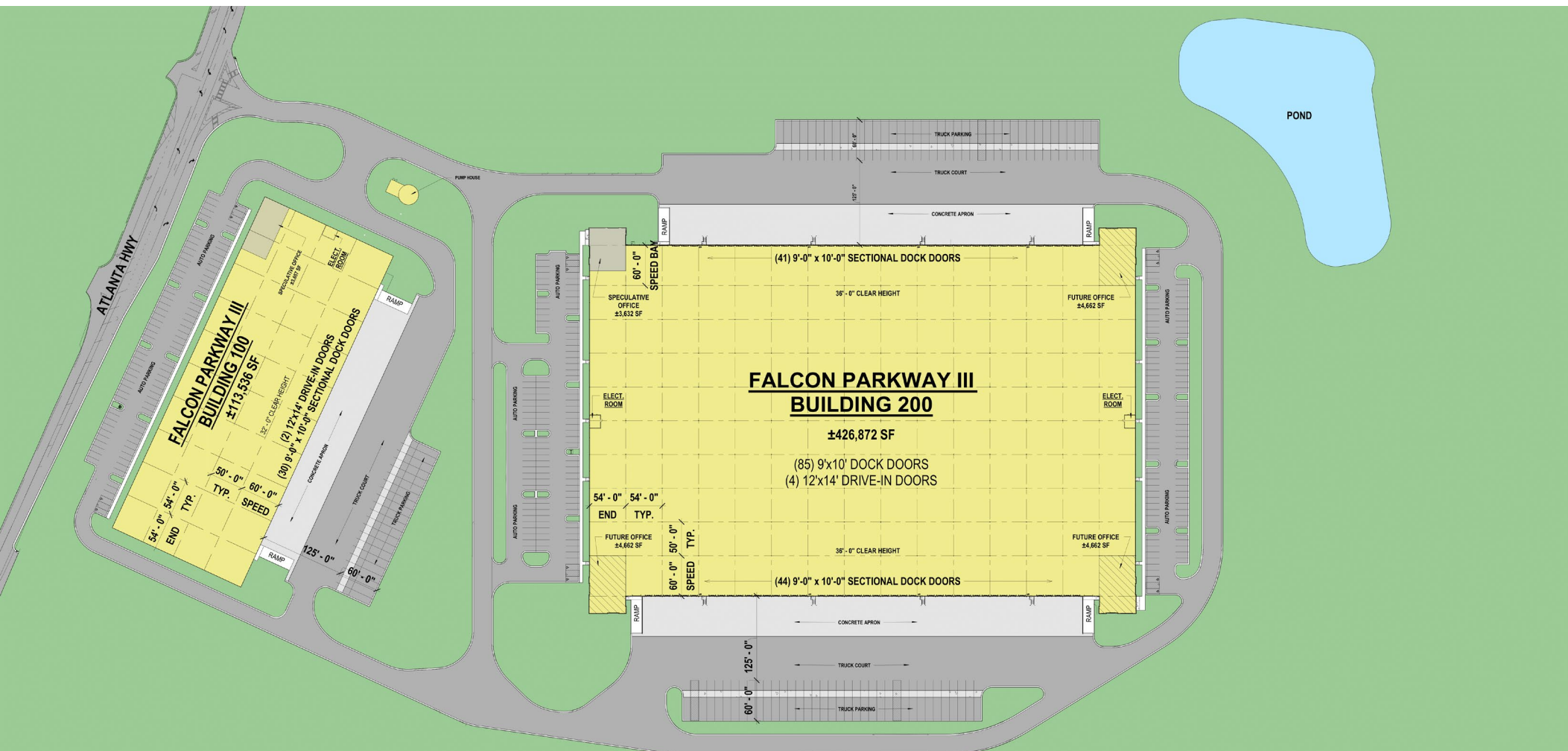
PARK PLAN

Building 100 Specs

- Total Size: 113,536 SF (210' x 540')
- Configuration: Rear-load
- Clear Height: 32' clear
- Dock Doors: 30 (9' x 10') dock-high doors
 - (4) 40,000 lb mechanical dock levelers
- Drive-In Doors: 2 (12' x 14') drive-in doors
- Auto Parking: 101 auto parks
- Trailer Parking: 21 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 6" unreinforced concrete, 4,000 PSI
- Truck Court: 185' all concrete truck court
- Lighting: Interior and Exterior LED – 25 fc
- Additional Features: 5' x 5' clerestory windows

Building 200 Specs

- Total Size: 426,872 SF (520' x 810')
- Configuration: Cross-dock
- Clear Height: 40' clear
- Dock Doors: 85 (9' x 10') dock-high doors
 - (8) 40,000 lb mechanical dock levelers
- Drive-In Doors: 4 (12' x 14') drive-in doors
- Auto Parking: 246 auto parks
- Trailer Parking: 77 trailer parks
- Column Spacing: 50' x 54' with 60' staging bays
- Roof: 45 mil, R-15 TPO
- Sprinkler System: ESFR
- Slab: 7" unreinforced concrete, 4,000 PSI
- Truck Court: 135' – 185' all concrete truck court
- Lighting: Interior and Exterior LED – 25 fc
- Additional Features: 5' x 5' clerestory windows



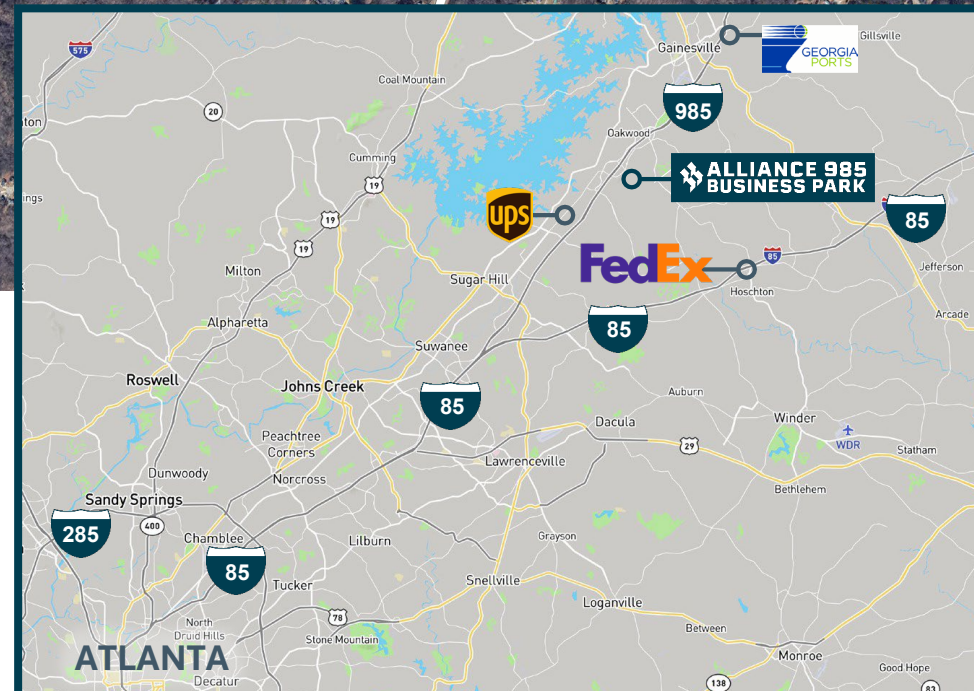


POINTS OF INTEREST

Hartsfield-Jackson Int' Airport	60 Miles
Atlanta CBD	45 Miles
UPS Package Hub (Buford)	9.1 Miles
FedEx Ground Hub (Braselton)	12 Miles
Inland Port - Gainesville	13 Miles

INTERSTATES

Interstate 985 (via Highway 53)	1.1 Miles
Interstate 985 (via HF Reed Industrial Pky)	2.3 Miles
Interstate 85	16 Miles
Interstate 285	33 Miles



ALLIANCE 985 BUSINESS PARK

5 Mile Demographics



25%

Bachelors/Grad
Degree



34%

Blue Collar
Work Force



37

Median Age



\$110,794

Average Household
Income



2.83

Average
Household Size



\$505,393

Average Home
Value

Reach Statistics

Drive Times



30 Minutes



45 Minutes



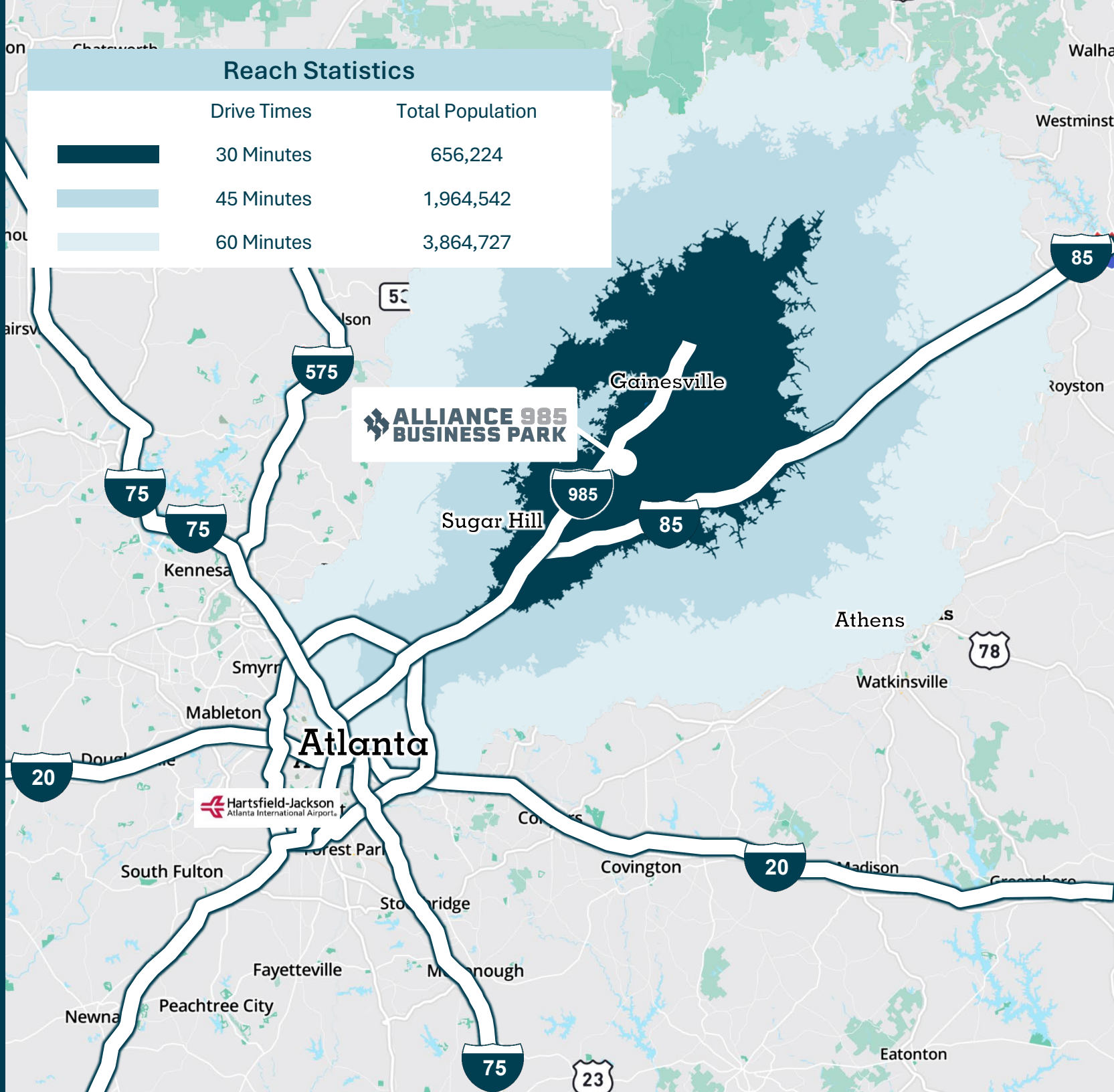
60 Minutes

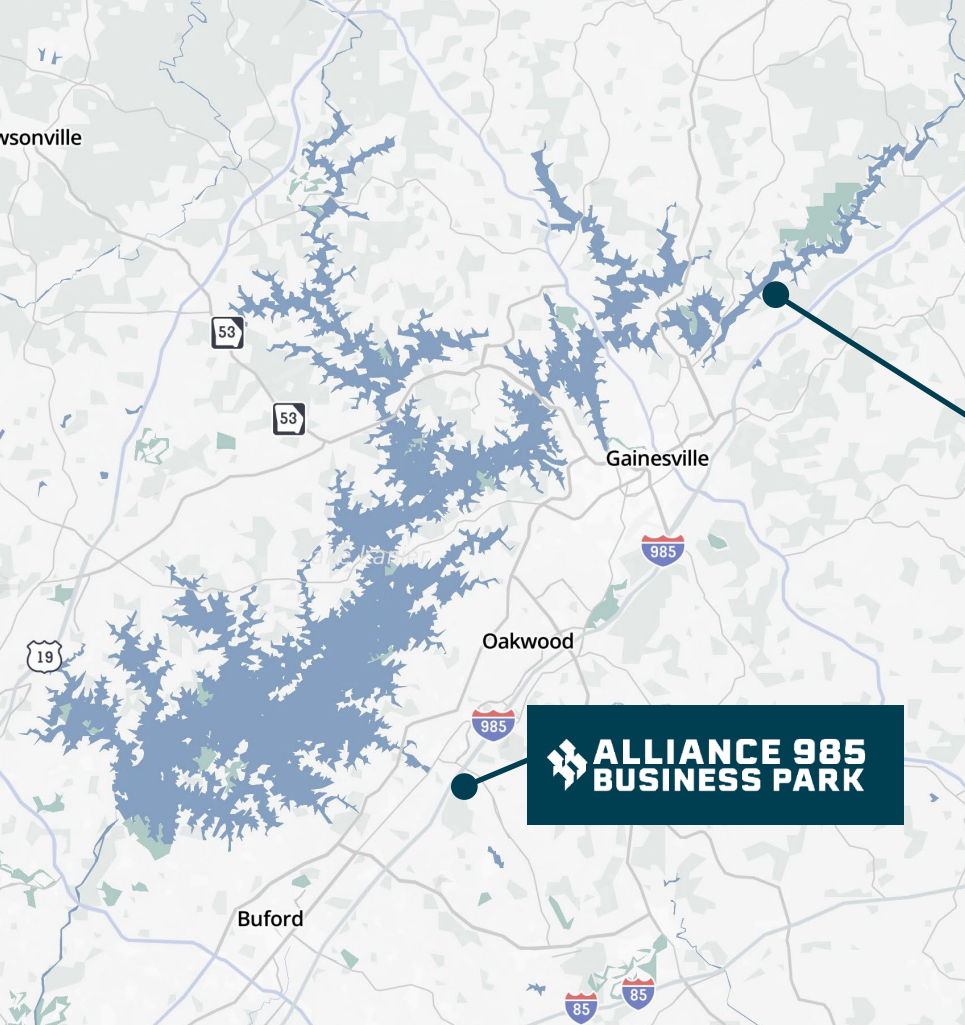
Total Population

656,224

1,964,542

3,864,727





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

ALLIANCE 985 BUSINESS PARK

View Website:



CONTACTS

Frank Fallon, JR.

Alliance Industrial Company
404 805 6430
frank.fallon@allindustrialco.com

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678 617 6036
andrew.joyner@avisonyoung.com

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