

OAKMONT DULUTH

2641 NORTH BERKELEY LAKE ROAD | DULUTH, GA 30096

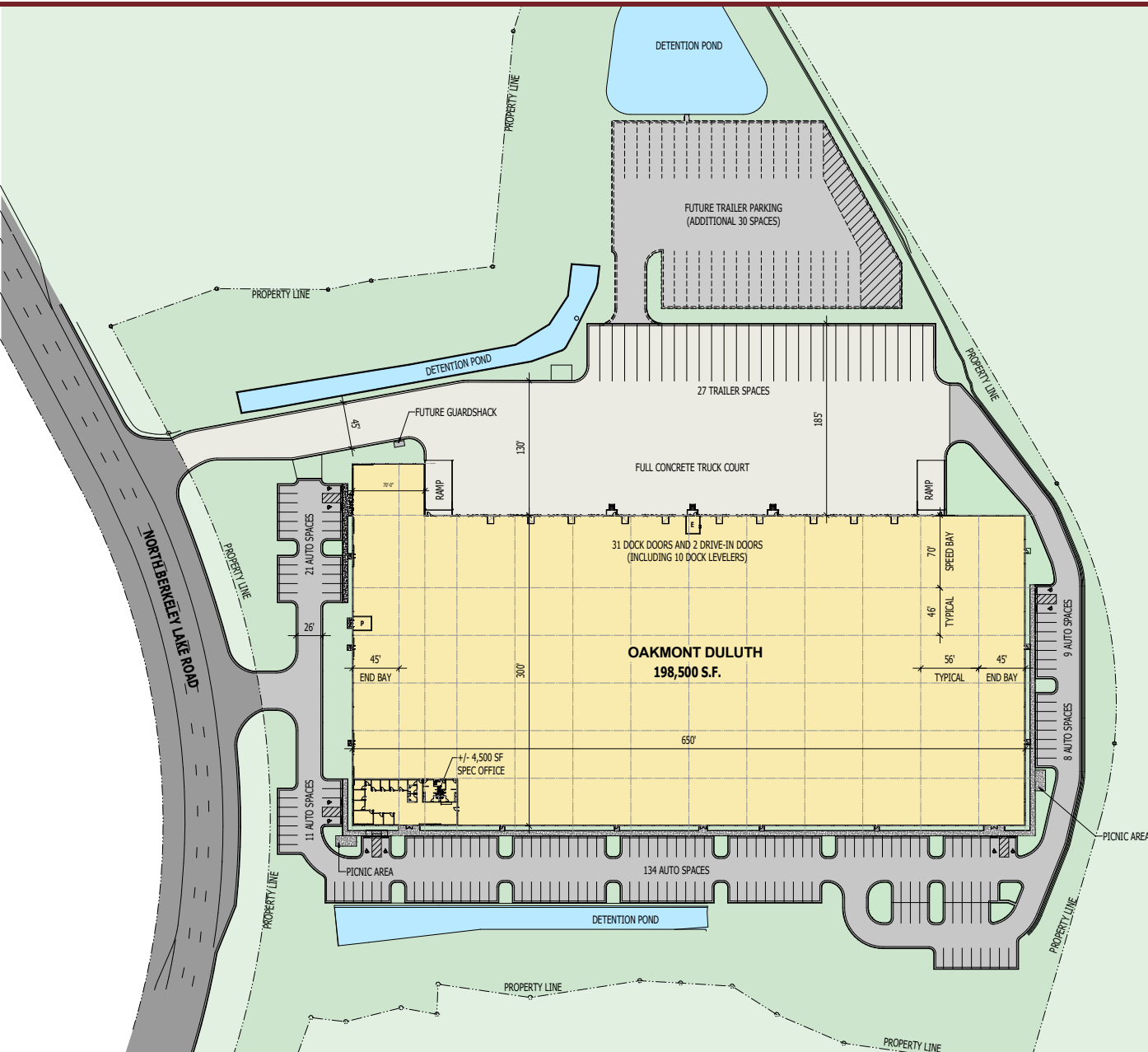


**198,500 SF INFILL
GROUND-UP DEVELOPMENT**

OAKMONT
INDUSTRIAL GROUP

CBRE

Exceptional location with operational flexibility



BUILDING SPECS

198,500 SF Rear Load – 300' x 650'

±4,500 SF Spec Office

36' Clear Height

7" Reinforced Concrete Floor Slab

60-mil TPO Roof with LTTR-20 Roof Insulation and 20-Year No Dollar Limit Warranty

56' Column Spacing with 70' Speed Bay

ESFR Fire Sprinkler System

Power: 277/480 Volt, 3 Phase, 4 Wire, 3,000 Amp Service

31 Dock Doors (9' x 10') including 10 with Pit Levelers (40k lb)

2 Drive-In Doors, Ramped (14' x 18')

All Loading Doors are Insulated with Full-Width Acrylic Vision Panel for Natural Lighting

Clerestory Windows on Four Sides for Natural Lighting

Full Concrete Truck Court (130' – 185' Depth)

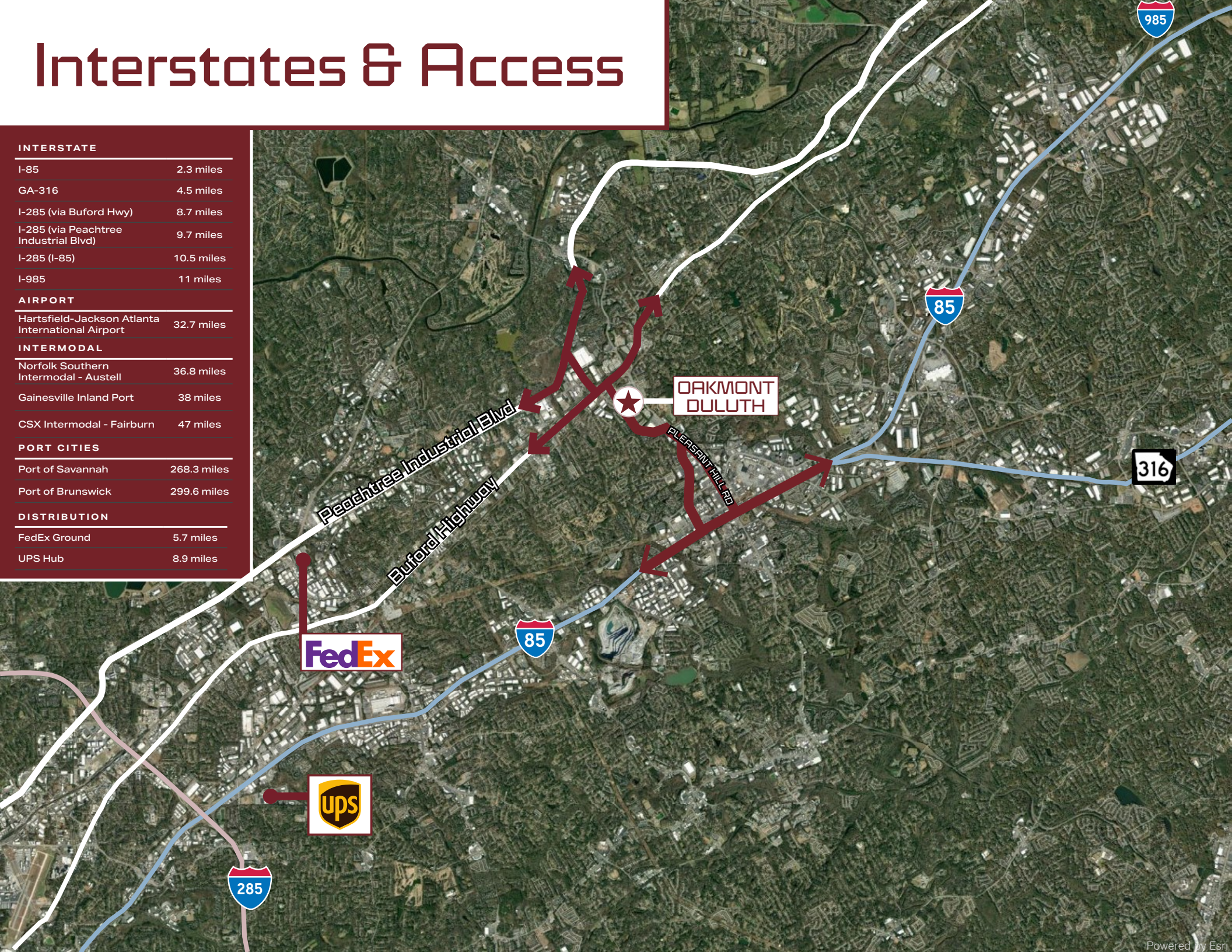
27 Trailer Spaces (Expandable to 57 spaces)

183 Auto Spaces

LED Warehouse Lighting with Motion Sensors (30 f.c.)

Interstates & Access

INTERSTATE	
I-85	2.3 miles
GA-316	4.5 miles
I-285 (via Buford Hwy)	8.7 miles
I-285 (via Peachtree Industrial Blvd)	9.7 miles
I-285 (I-85)	10.5 miles
I-985	11 miles
AIRPORT	
Hartsfield-Jackson Atlanta International Airport	32.7 miles
INTERMODAL	
Norfolk Southern Intermodal - Austell	36.8 miles
Gainesville Inland Port	38 miles
CSX Intermodal - Fairburn	47 miles
PORT CITIES	
Port of Savannah	268.3 miles
Port of Brunswick	299.6 miles
DISTRIBUTION	
FedEx Ground	5.7 miles
UPS Hub	8.9 miles



Neighboring Tenants



OAKMONT DULUTH

\$935 MILLION REDEVELOPMENT PROJECT, WHICH INCLUDES AS MANY AS 3,800 NEW HOMES

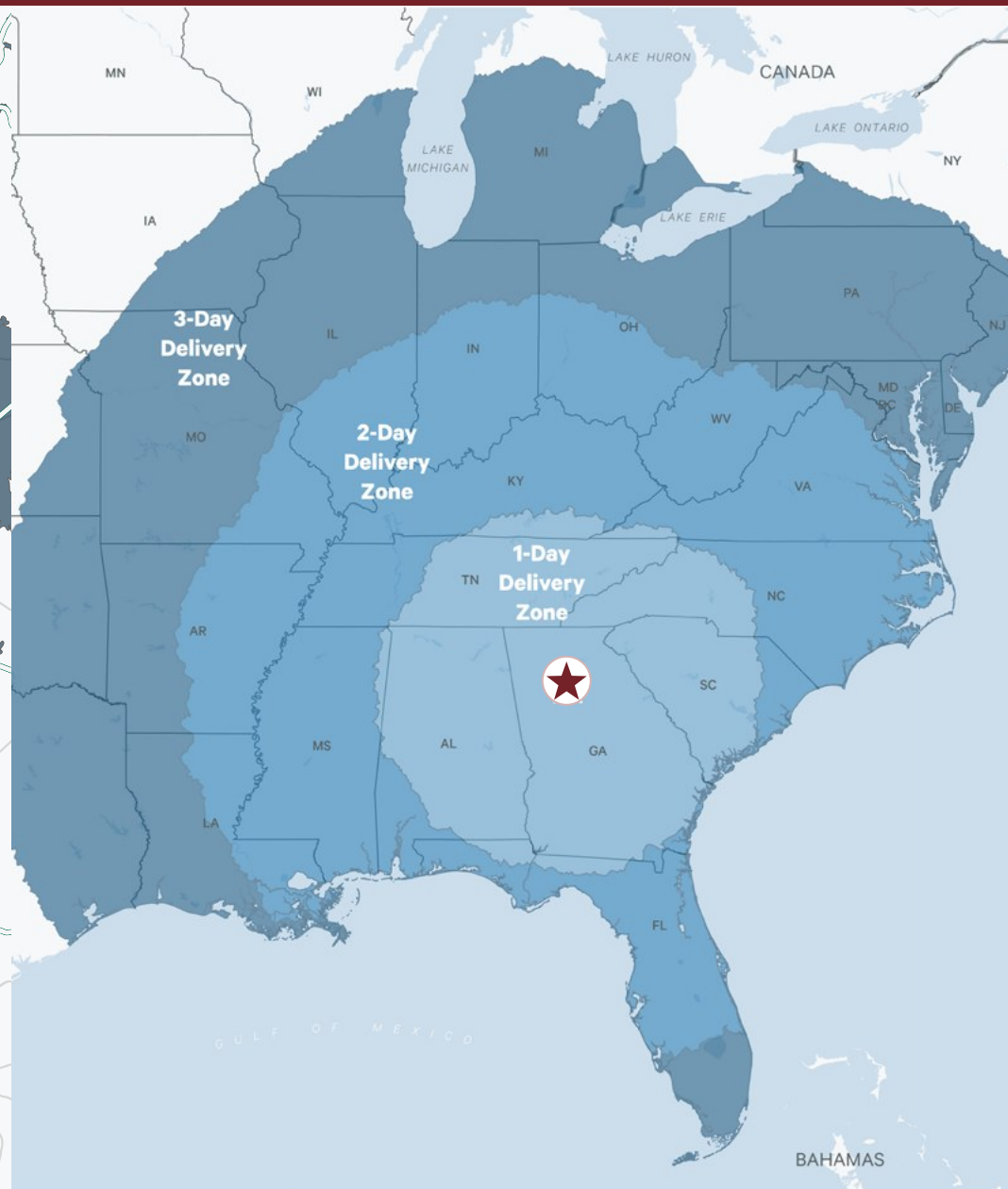
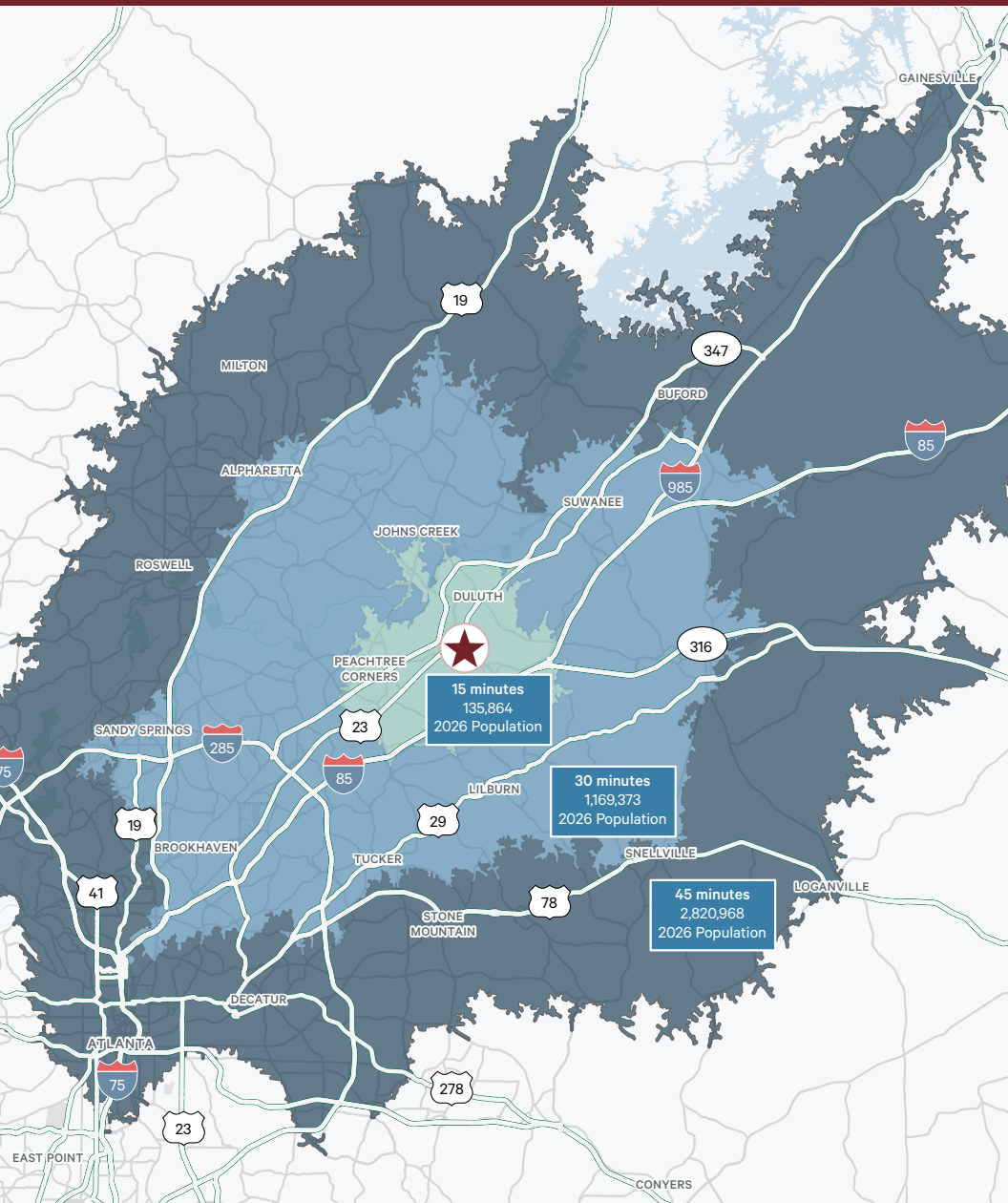
global village

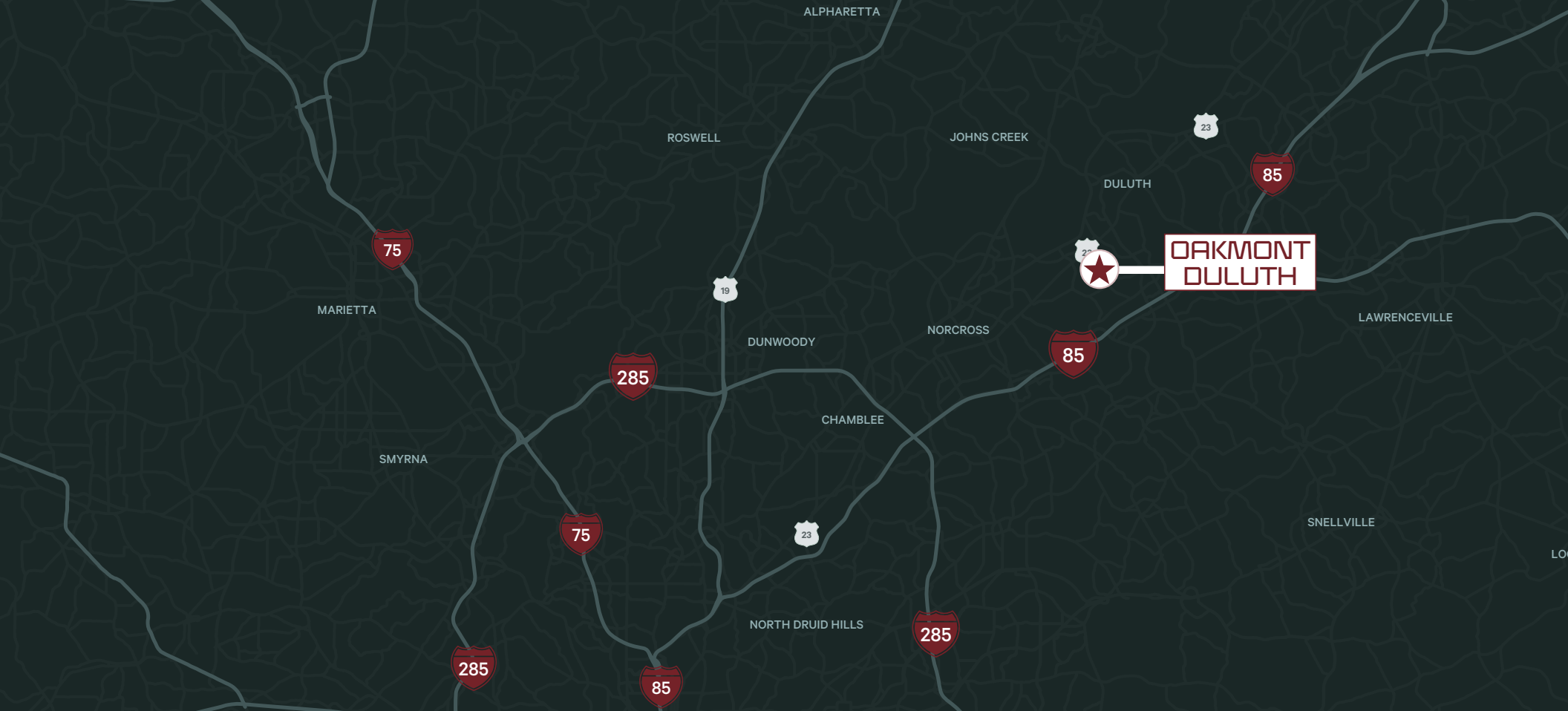


Nearby Amentities



Drive Time and Population





MARK HAWKS, SIOR

Executive Vice President

+1 404 580 4694

mark.hawks@cbre.com

TODD BARTON, SIOR

Executive Vice President

+1 770 596 3182

todd.barton@cbre.com

JOANNA BLAESING, SIOR

Senior Vice President

+1 770 596 3182

joanna.blaesing@cbre.com

MATT HIGGINS

Senior Associate

+1 404 923 1521

matt.higgins@cbre.com

CBRE, INC

+1 404 504 7900

cbre.com/atlanta