

FOR LEASE

Prime +/- 12,222 SF Flex Space – Excellent I-985

Access in Oakwood, GA

4052 Thurmon Tanner Pkwy, Oakwood, GA 30566

For More Information: Chris Braswell

678.617.1294 | cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807 | cbraswell@nortoncommercial.com



Norton Commercial

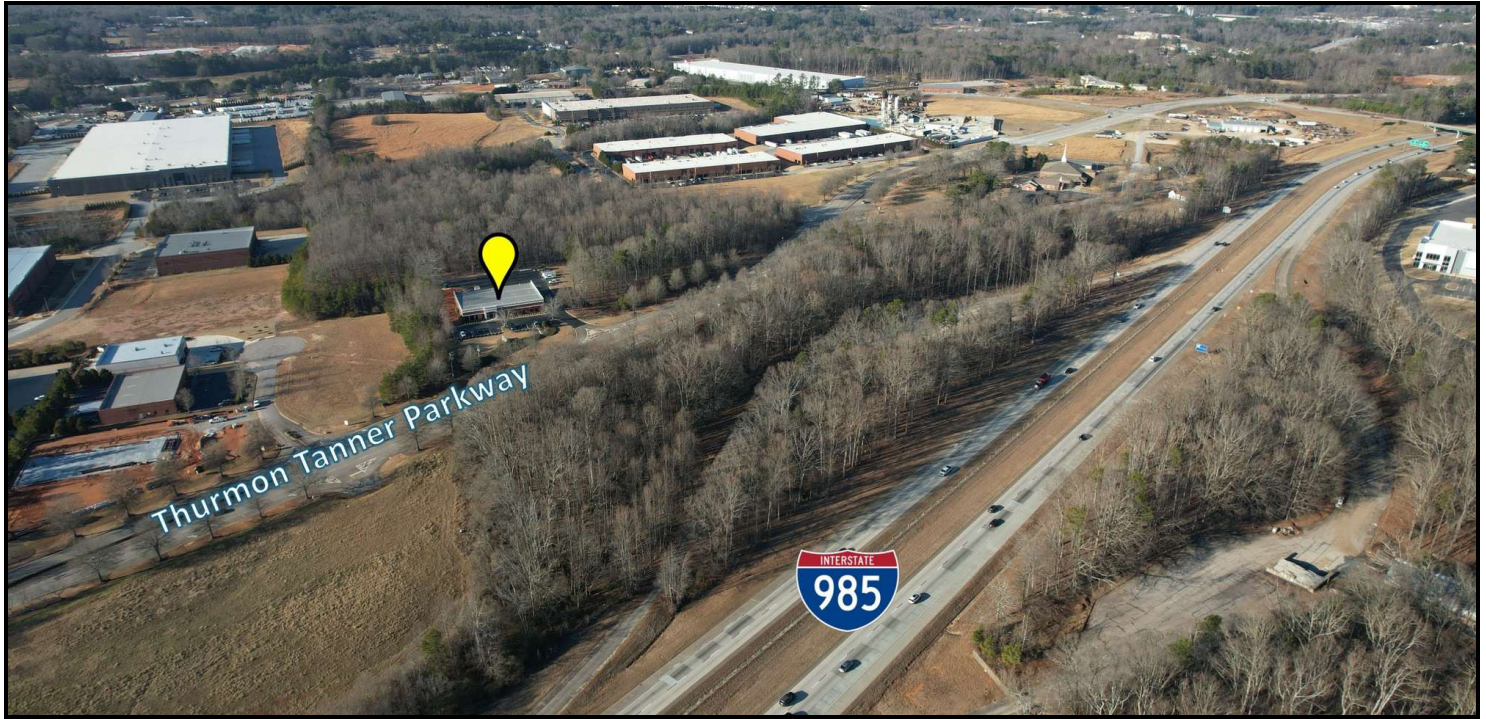
434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

EXECUTIVE SUMMARY

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



OFFERING SUMMARY

Available SF:	12,222 SF
Office Space	6,350 SF
Warehouse	5,872 SF
Lease Rate:	\$14.50 / SF / YR (MG)
Lot Size:	1.74 Acres
Year Built:	Built in 1998 Renovated in 2013
Loading Docks:	2 Dock-High Doors 2 Drive-In Doors
Zoning:	M-1

PROPERTY OVERVIEW

Norton Commercial Group is excited to present this ±12,222 SF flex space, perfectly situated just off I-985 in the city limits of Oakwood, GA. Offering a versatile mix of office and warehouse space, this property is ideal for businesses requiring a blend of administrative, distribution, or light industrial operations. The recently renovated office space spans ±6,350 SF, providing a modern and professional workspace, while the ±5,872 SF warehouse boasts 22'-28' clear heights, ensuring ample storage and operational capacity. Designed for efficiency, the building features two dock-high doors and two drive-in doors, allowing for seamless logistics and accessibility. A 120' truck court depth and 3-phase, 480V power further enhance its industrial capabilities. Additional highlights include a ±2,630 SF mezzanine level, ideal for expanded storage use beyond the 5,872 SF advertised.

LOCATION OVERVIEW

Strategically located less than one mile to Exit 14 of I-985 in the city limits of Oakwood, GA, this prime building for lease offers unparalleled access to the region's rapidly expanding industrial and business corridor. Positioned near significant industrial growth and job expansion along I-985, this property provides excellent connectivity to major transportation routes, ensuring maximum visibility and accessibility. With a traffic count of 68,800 VPD off I-985 and 5,580 VPD off Thurmon Tanner Parkway, this location guarantees high exposure for businesses looking to establish a strong presence. Surrounded by a thriving economic landscape, the site benefits from a strong workforce presence and easy access to Gainesville, Buford, and Metro Atlanta.

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294

cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

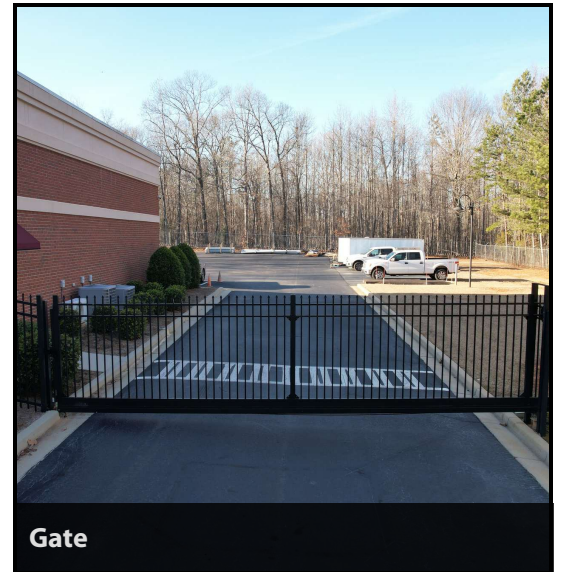
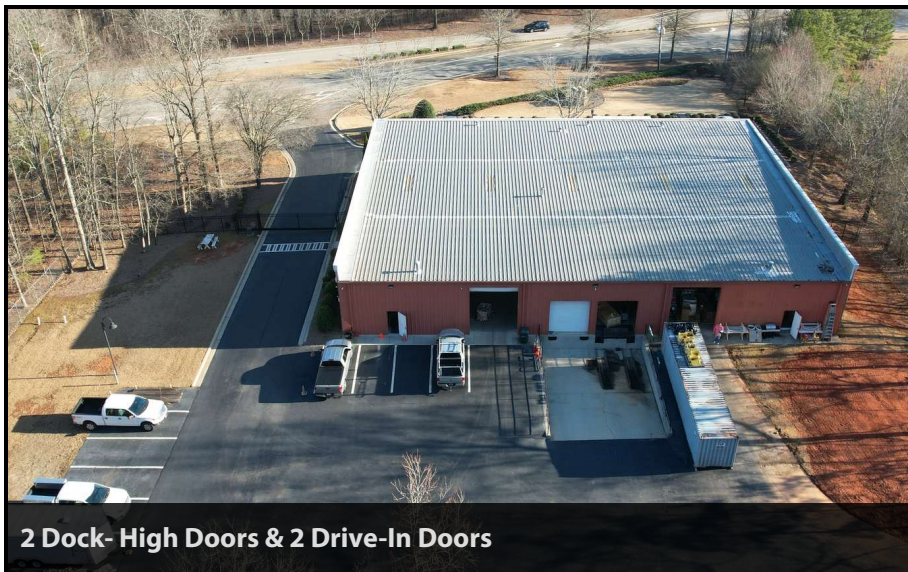
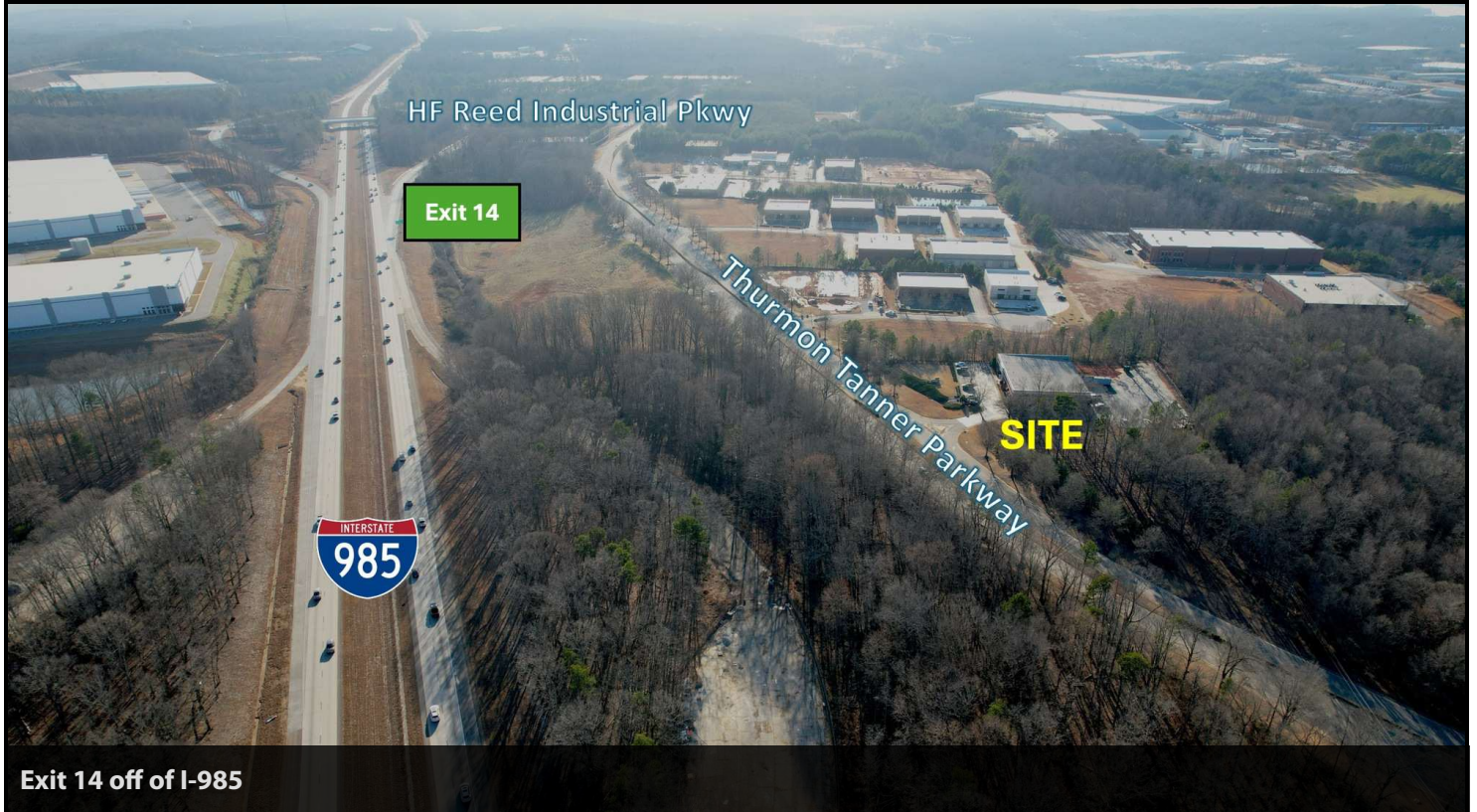
NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294

cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

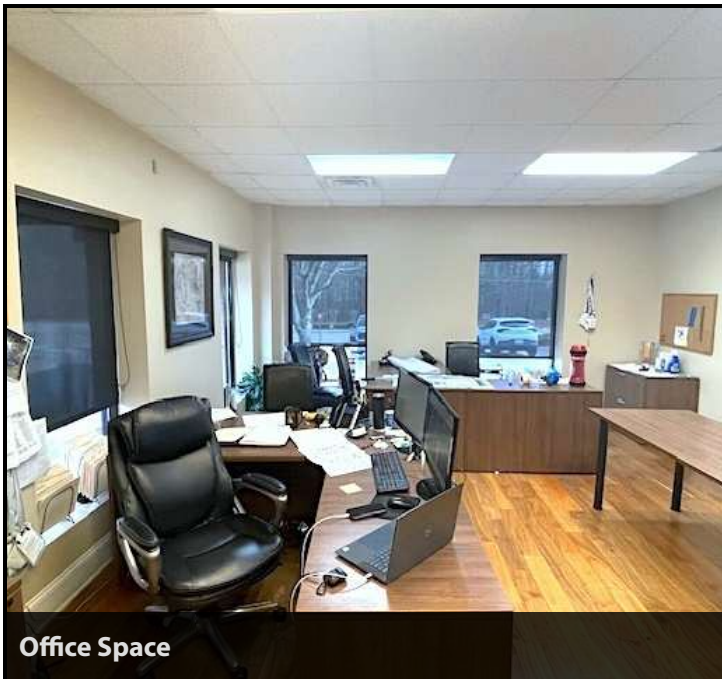
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

ADDITIONAL PHOTOS

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294

cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

ADDITIONAL INFORMATION

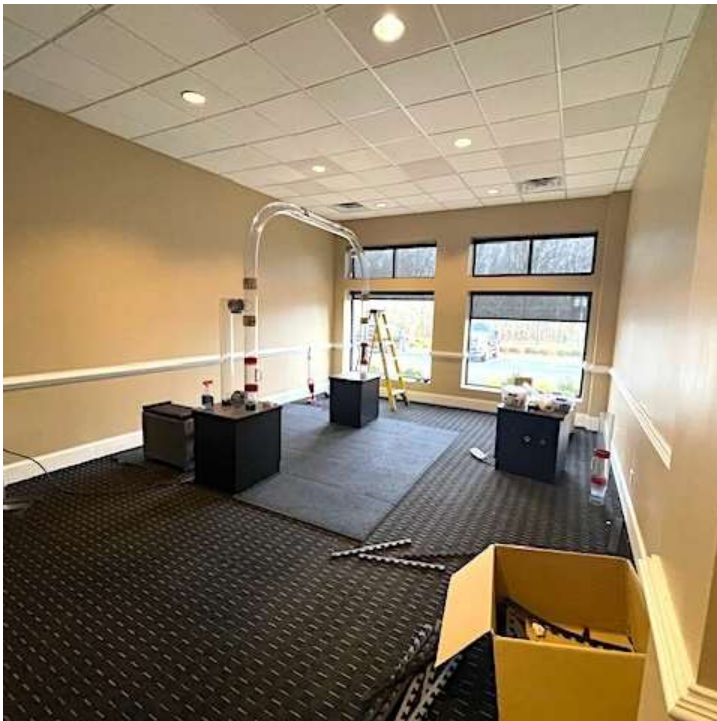
Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



ADDITIONAL PROPERTY DETAILS

PROPERTY TYPE	Industrial - Flex Space
PARKING SPACES	28 + 1 Handicap
NUMBER OF STORIES	2
TRUCK COURT DEPTH	120'
FLOOR THICKNESS	6'
COLUMN SPACING	25' x 20'
POWER	3 Phase, 480 V Main Service



Hall County, Georgia - A Great Place for Your Business to Thrive!

Recently Recognized in Georgia Trend - Forbes Magazine has rated Gainesville-Hall County as one of the "Best Small Places for Business & Careers" for 10 years, and for nine consecutive years it has ranked in the Milken Institute's Top 10 Best Performing Small Metros. The 2024 Milken Institute report named it as the Top Small Metro Area in Georgia and among the top three in the nation for Best-Performing Small Metros. Business Facilities magazine named it in the top three Small Metros in the Nation for Best Business Climate in its 2024 "20th Annual Rankings Report." See more information in the linked article below.

<https://www.ghcc.com/wp-content/uploads/2023/10/Gainesville-Hall-County-in-GA-Trend.pdf>

For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294

cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807

slovett@nortoncommercial.com

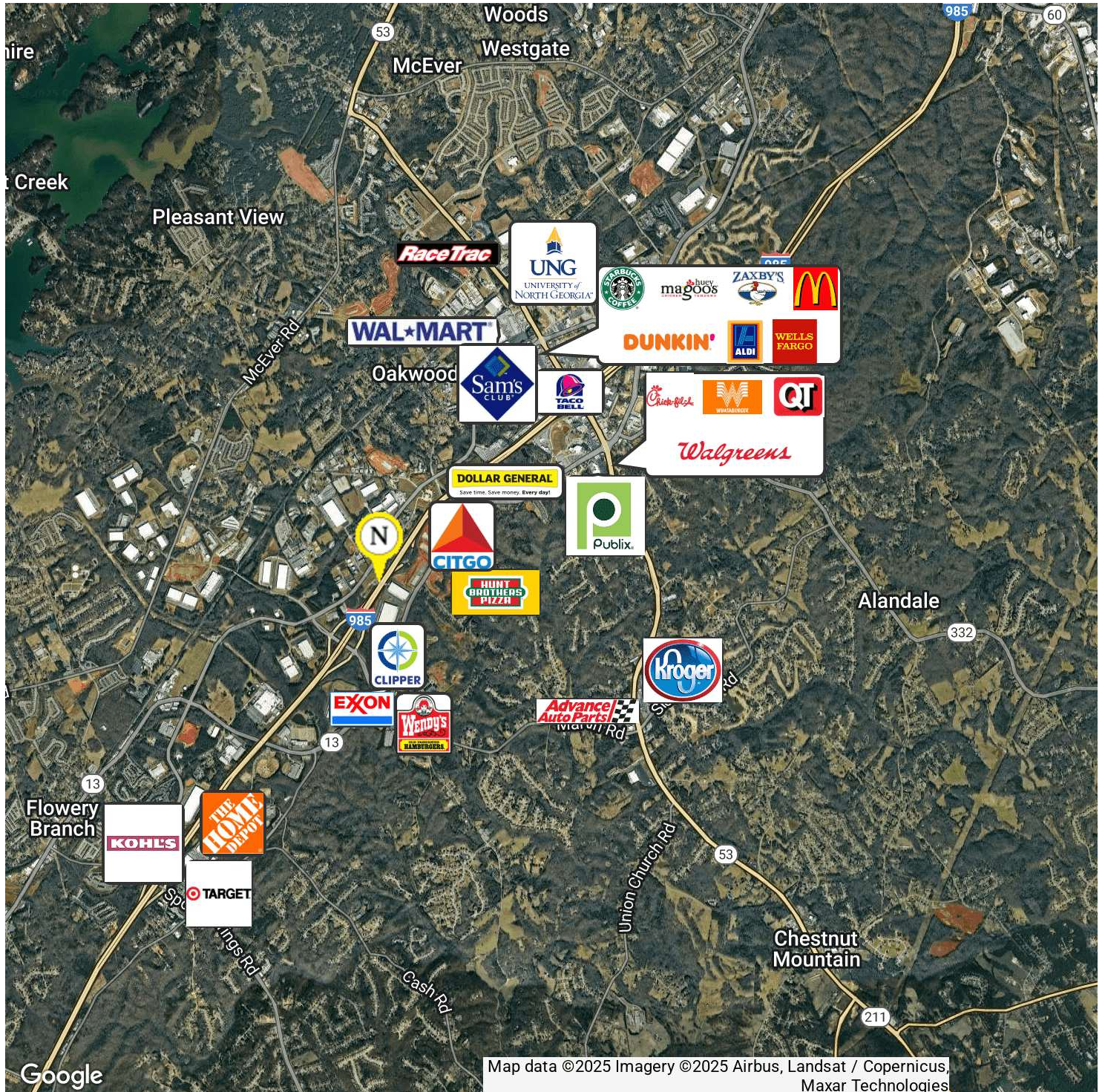
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

RETAILER MAP

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294
cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

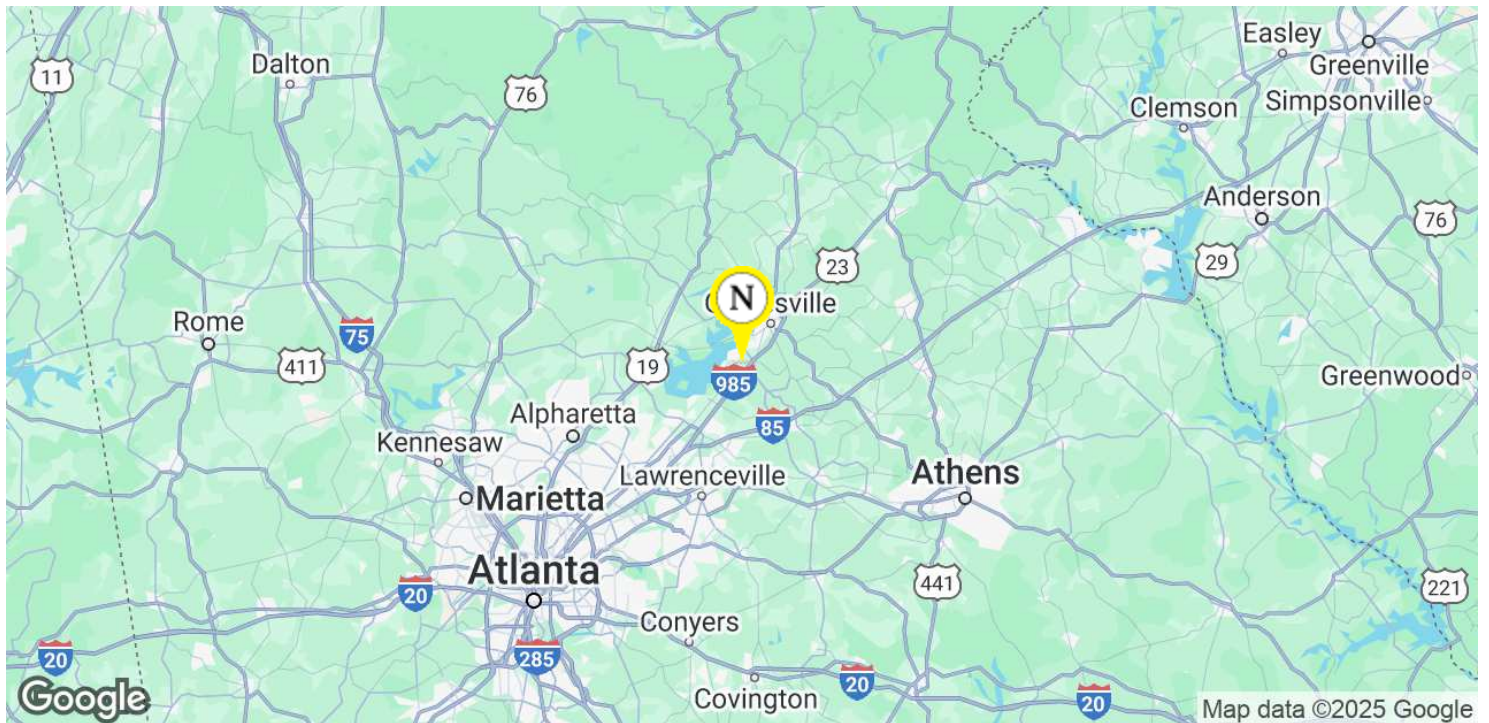
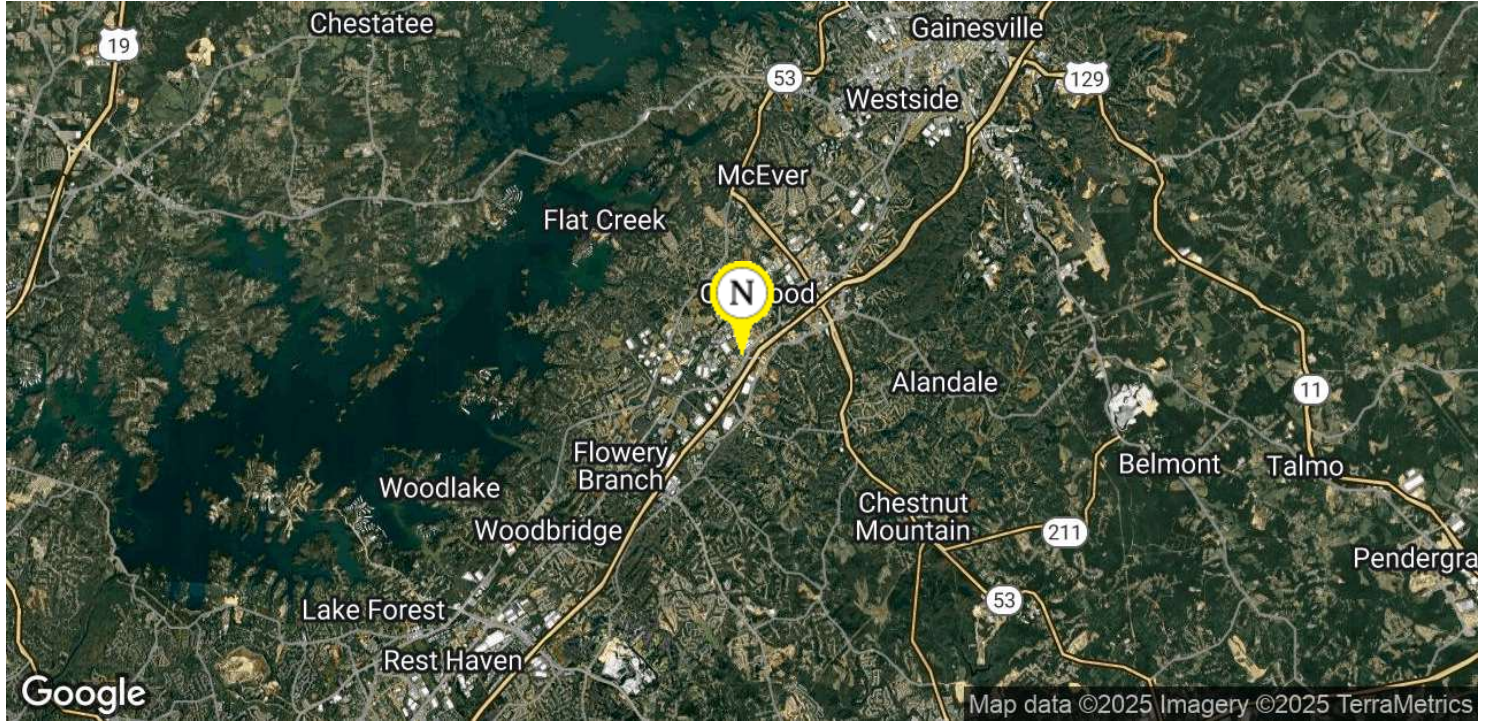
The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

LOCATION MAP

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



For More Information:

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

Chris Braswell

678.617.1294

cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807

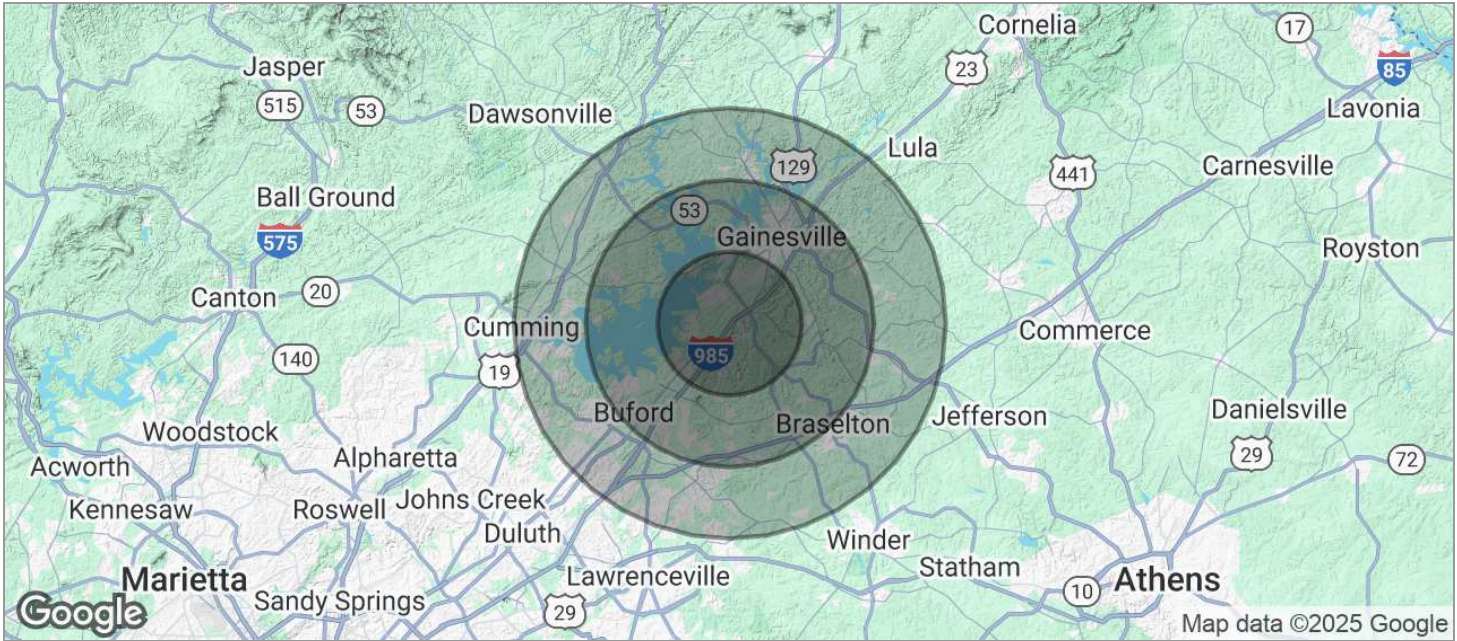
slovett@nortoncommercial.com

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

NORTON

Prime +/- 12,222 SF Flex Space – Excellent I-985 Access in Oakwood

4052 THURMON TANNER PKWY, OAKWOOD, GA 30566



POPULATION	5 MILES	10 MILES	15 MILES
TOTAL POPULATION	69,937	260,696	569,539
MEDIAN AGE	39	39	39
MEDIAN AGE (MALE)	38	38	38
MEDIAN AGE (FEMALE)	40	40	40
HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
TOTAL HOUSEHOLDS	24,840	88,940	192,937
# OF PERSONS PER HH	2.8	2.9	3
AVERAGE HH INCOME	\$102,638	\$111,307	\$122,183
AVERAGE HOUSE VALUE	\$394,241	\$437,502	\$449,683

* Demographic data derived from 2020 ACS - US Census

For More Information:

Chris Braswell

678.617.1294
cbraswell@nortoncommercial.com

Stephen Lovett

770.297.4807
slovett@nortoncommercial.com

Norton Commercial 434 Green Street Gainesville, GA 30501 nortoncommercial.com

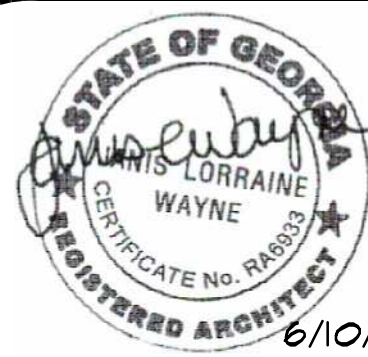
NORTON

The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.



JANIS L. WAYNE
ARCHITECT
380 ROYAL BIRKDALE COURT
JOHNS CREEK, GEORGIA 30097
janis.wayne@att.net
404-273-0703

AEROCOM SYSTEMS, INC.
BUILDING RENOVATION
4052 THURMON TANNER PARKWAY
OAKWOOD, GEORGIA
CITY OF OAKWOOD, GEORGIA



THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF JANIS L. WAYNE, ARCHITECT, LLC AND SHALL NOT BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN CONSENT. JANIS L. WAYNE, ARCHITECT, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IF THE CONTRACTOR FINDS IN THE COURSE OF THE WORK ANY DISCREPANCY BETWEEN THE PLANS AND THE ACTUAL CONDITIONS OF THE CONSTRUCTION SITE OR ANY ERRORS OR OMISSIONS, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY JANIS L. WAYNE, ARCHITECT, LLC IN WRITING. ANY WORK DONE AFTER DISCOVERY UNLESS AUTHORIZED WILL BE AT THE CONTRACTOR'S RISK.

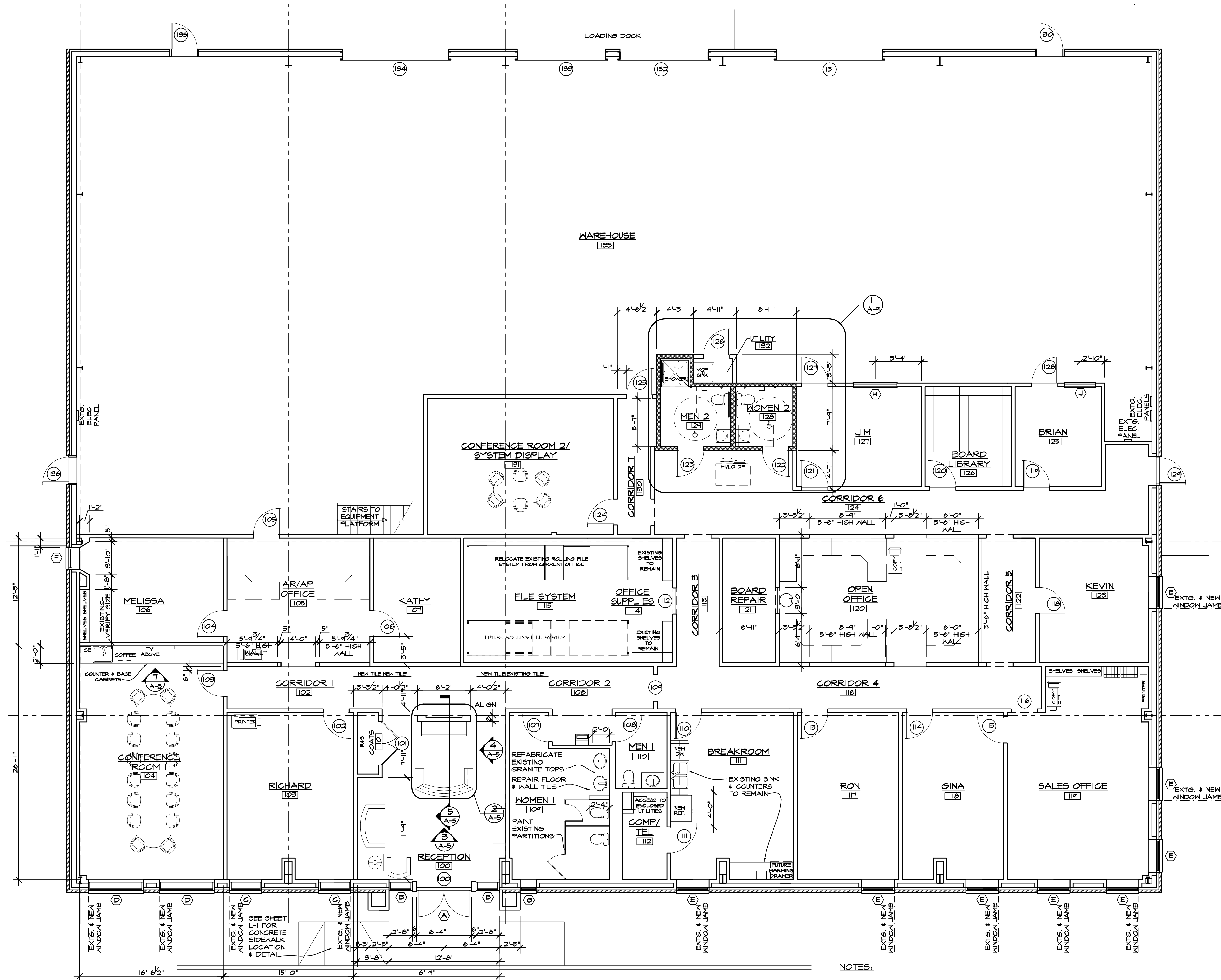
DATE PROJECT NO.
6/10/13 1304

REVISIONS DATES

DRAWING TITLE
FLOOR
PLAN

DRAWING REFERENCE

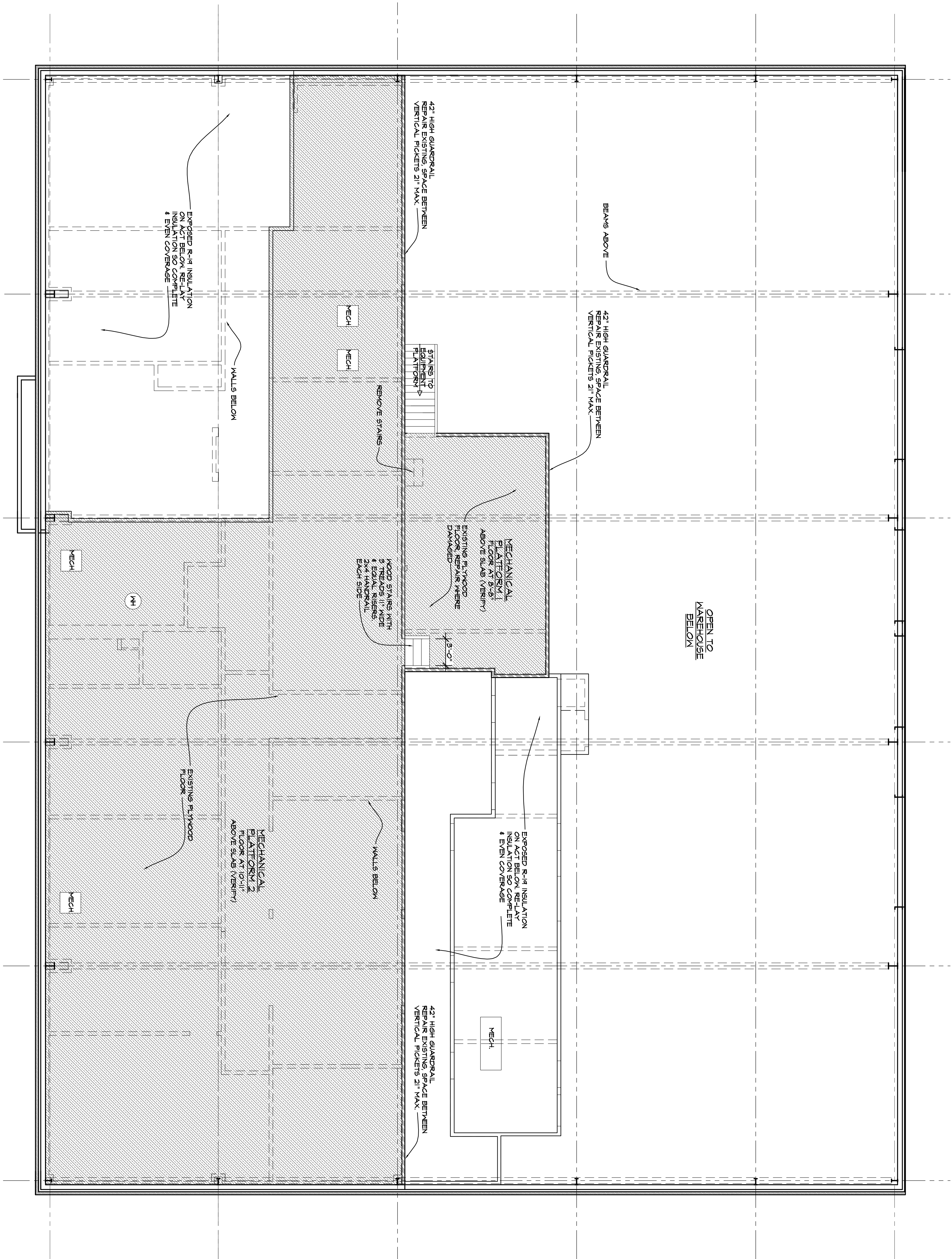
A-2



1 FLOOR PLAN
A-2 SCALE: 3/16" = 1'-0"

NOTES:

1. REPAIR ALL ROOF LEAKS.
2. SEE 6/A-5 FOR INTERIOR WALL DETAILS.
3. ALL BATHROOMS - MIRROR BY OWNER.
4. CONTRACTOR TO DISCUSS LOCATIONS OF FIRE EXTINGUISHERS WITH THE FIRE MARSHAL AT 80% INSPECTION.



1 EQUIPMENT PLATFORM
A-3 SCALE: 3/16" = 1'-0"



JANIS L. WAYNE
ARCHITECT
380 ROYAL BIRCHDALE COURT
JOHNS CREEK, GEORGIA 30097
404-273-0703
jwayne@janiswayne.com

AEROCOM SYSTEMS, INC.
BUILDING RENOVATION
4052 THURMON TANNER PARKWAY
OAKWOOD, GEORGIA
CITY OF OAKWOOD, GEORGIA



THIS DRAWING IS AND SHALL REMAIN THE PROPERTY OF JANIS L. WAYNE. ANY REPRODUCTION OR REUSE OF THIS DRAWING WITHOUT WRITTEN CONSENT, JANIS L. WAYNE, ARCHITECT, LLC ASSUMES NO LIABILITY FOR ANY ELEMENTS CONSTRUCTED FROM THIS PLAN. IF THE CONTRACTOR FINDS IN THE COURSE OF THE WORK ANY DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS OF THE CONSTRUCTION, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY JANIS L. WAYNE, ARCHITECT, LLC IMMEDIATELY. ANY WORK DONE AFTER DISCOVERY UNLESS AUTHORIZED WILL BE AT THE CONTRACTOR'S RISK.

DATE	PROJECT NO.
6/10/13	1304
REVISIONS	DATES

DRAWING TITLE
EQUIPMENT
PLATFORM
PLAN

DRAWING REFERENCE

A-3