

4250 CHAMBLEE ROAD, OAKWOOD, GA 30566



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OAKWOOD COMMERCE CENTER II

TWO BUILDINGS | 386,606 TOTAL SF AVAILABLE



**CROW
HOLDINGS**

INDUSTRIAL



HARRISON MARSTELLER

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PROPERTY SPECIFICATIONS



BUILDING 100

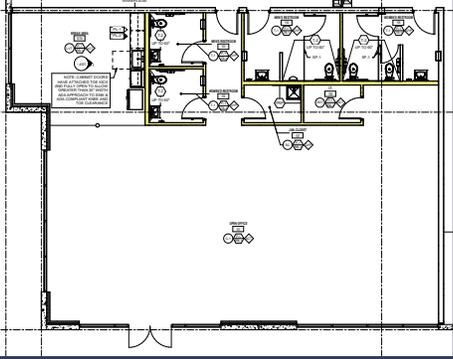
BUILDING 200

BUILDING	100
TOTAL BUILDING SF	168,053 SF
DIVISIBILITY	51,600 SF
OFFICE	2,612 SF
BUILDING DIMENSIONS	700' x 240'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	38 (9' x 10')
COLUMN SPACING	54' x 45'; 60' speed bays
AUTO PARKING	118 spaces (expandable to 269)
TRAILER PARKING	27 spaces (18 future spaces)
SLAB	6" 4,000 PSI
SPRINKLERS	ESFR
ADDITIONAL FEATURES	3000A switchboard, 60 mil TPO roofing
WAREHOUSE LIGHTING	LED fixtures @ 25 FC

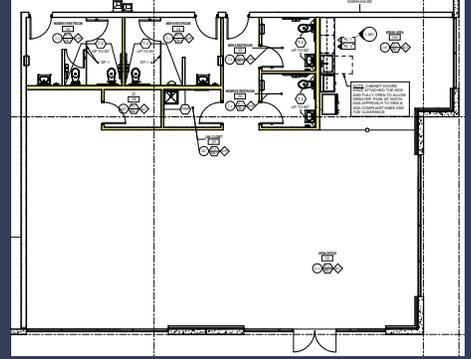
BUILDING	200
TOTAL BUILDING SF	218,553 SF
DIVISIBILITY	59,660 SF
OFFICE	2,612 SF
BUILDING DIMENSIONS	950' x 230'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	52 (9' x 10')
COLUMN SPACING	54' x 57'; 60' speed bays
AUTO PARKING	171 spaces (expandable to 322)
TRAILER PARKING	54 spaces
SLAB	6" 4,000 PSI
SPRINKLERS	ESFR
ADDITIONAL FEATURES	3000A switchboard, 60 mil TPO roofing
WAREHOUSE LIGHTING	LED fixtures @ 25 FC

SITE PLAN

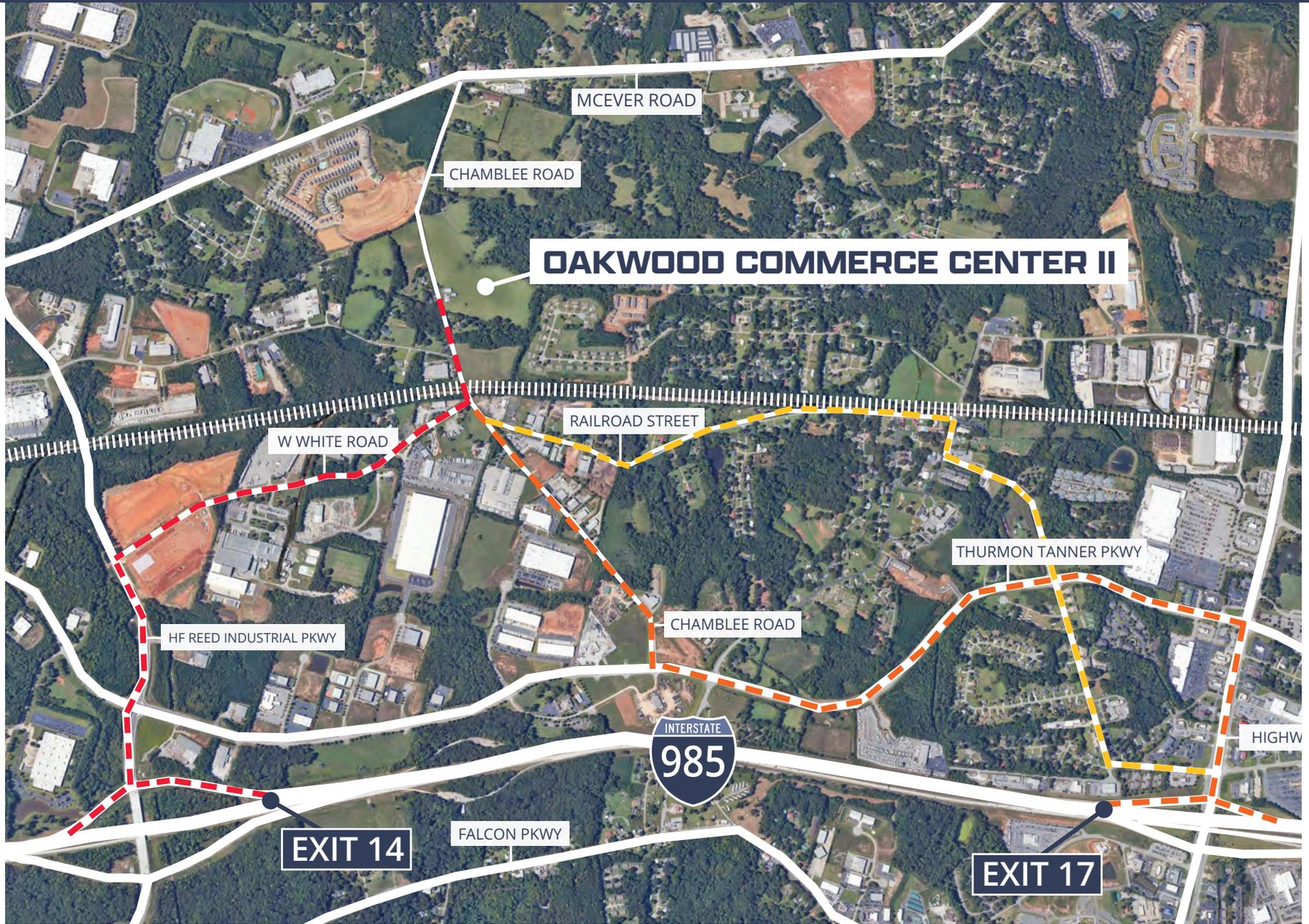
Building 100 - 2,612 SF Office



Building 200 - 2,612 SF Office



ACCESS | LOCATION



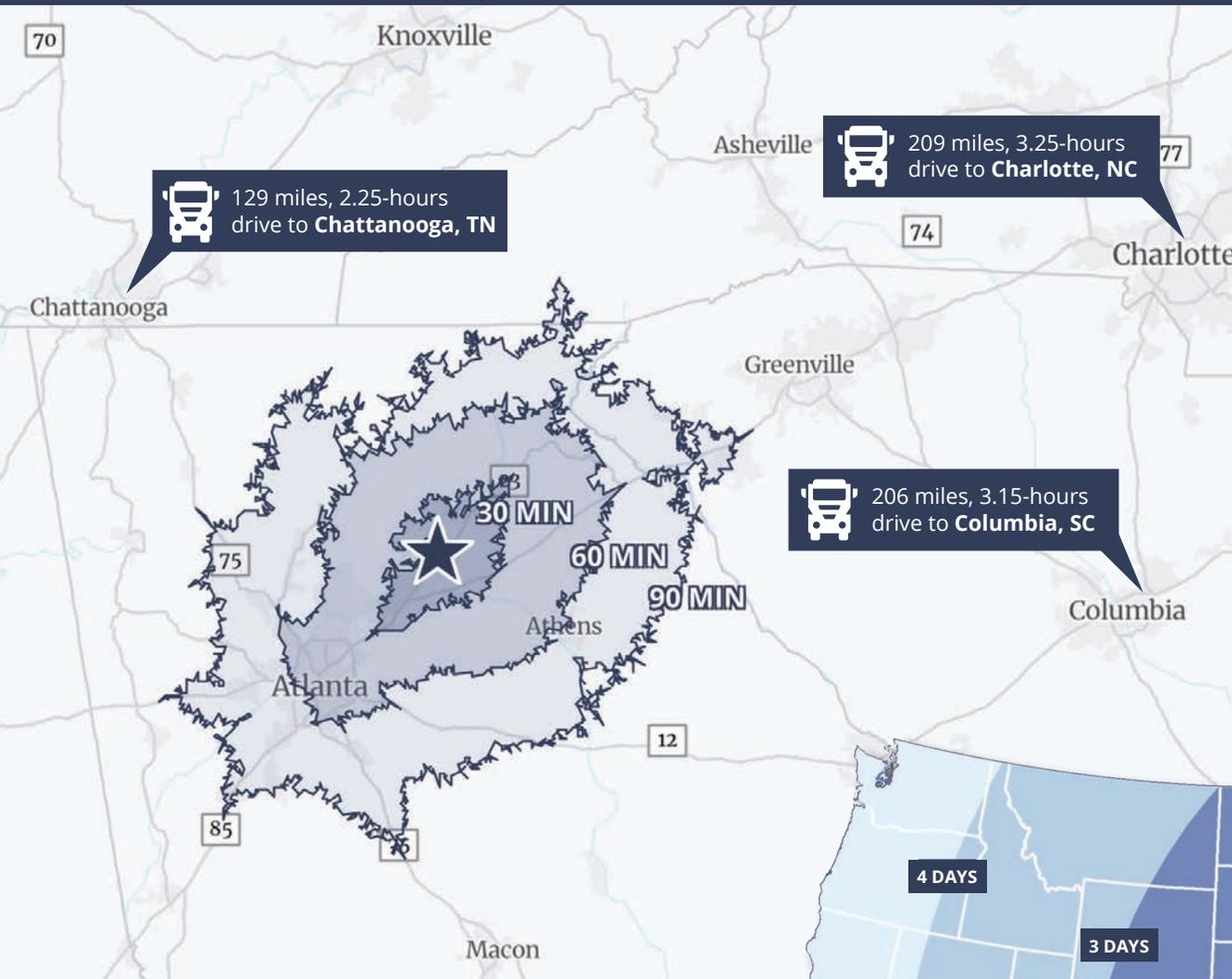
 **1.6 MILES**
to I-985
via Exit 14

 **2.7 MILES**
to I-985
via Exit 17

 **13 MILES**
to I-85

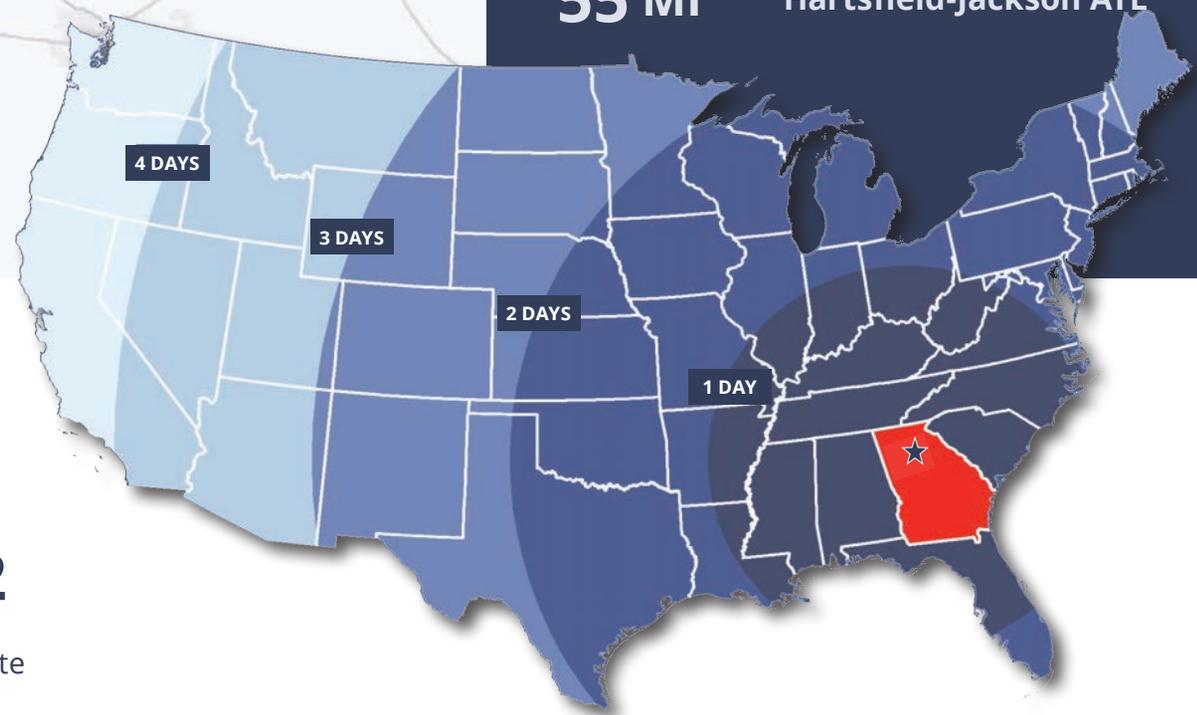
 **32 MILES**
to I-285

LOCATION OVERVIEW



Strategically positioned with immediate access to Interstate 985 and a vast network of interconnected interstates nearby, the site offers unparalleled connectivity to key markets across the Southeast and beyond.

- 12 MI** Inland Port Gainesville
- 7.4 MI** UPS Ground Hub Buford
- 12 MI** FedEx Ground Hub Braselton
- 45 MI** Downtown Atlanta
- 55 MI** Hartsfield-Jackson ATL



3.88M
POPULATION
within a 60-minute drive time

2.30M
WORKFORCE
within a 60-minute drive time

156,002
BUSINESSES
within a 60-minute drive time

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