

4250 CHAMBLEE ROAD, OAKWOOD, GA 30566



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OAKWOOD COMMERCE CENTER II

TWO BUILDINGS | 277,606 TOTAL SF AVAILABLE



**CROW
HOLDINGS**

INDUSTRIAL



HARRISON MARSTELLER

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HOOPER WILKINSON

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PROPERTY SPECIFICATIONS



BUILDING 100

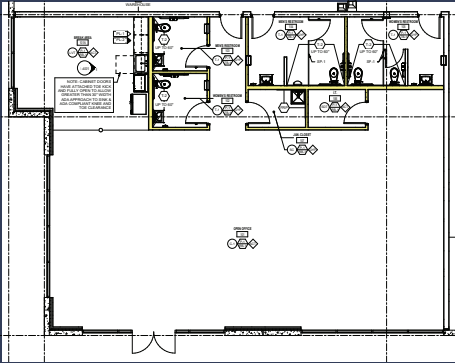
BUILDING 200

AVAILABLE SF	168,053 SF
DIVISIBILITY	51,600 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
POWER	3000A switchboard
LIGHTING	LED Lighting @25 FC

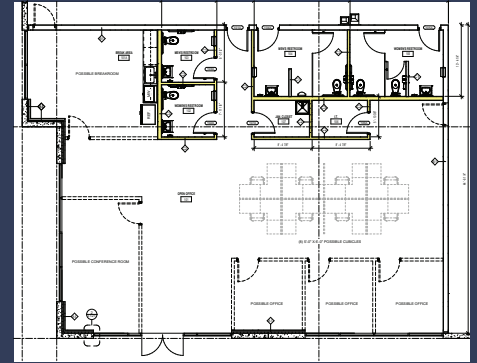
AVAILABLE SF	109,553 SF
DIVISIBILITY	59,660 SF
BUILDING DIMENSIONS	950' x 230'
CLEAR HEIGHT	32'
DOCK HIGH DOORS	26 (9' x 10')
COLUMN SPACING	54' x 57'; 60' speed bays
AUTO PARKING	85 spaces
TRAILER PARKING	37 spaces
SLAB	6" 4,000 PSI
SPRINKLERS	ESFR
POWER	2000A capacity
LIGHTING	LED Lighting @25 FC

SITE PLAN

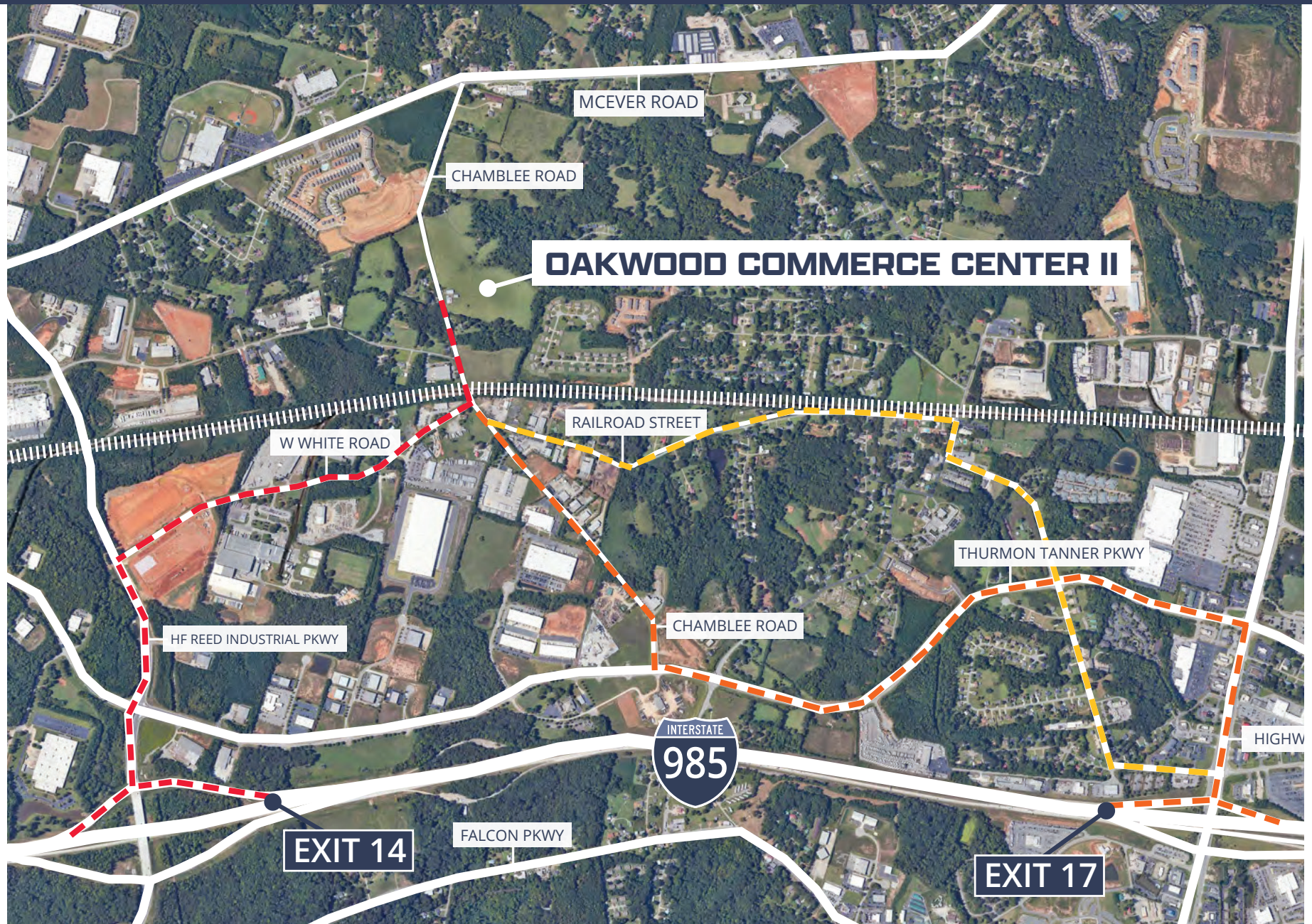
Building 100 - 2,612 SF Office



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

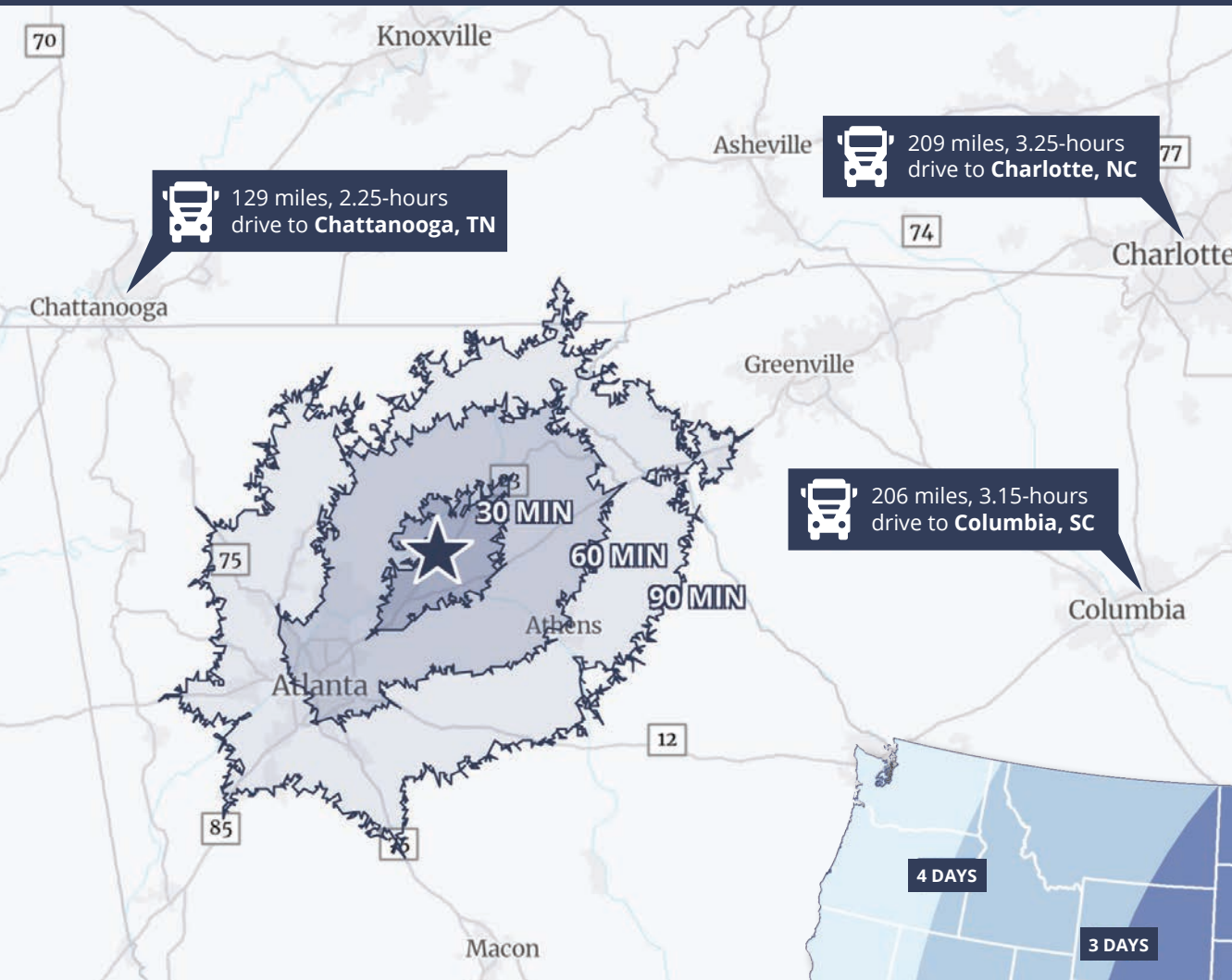


13 MILES
to I-85



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



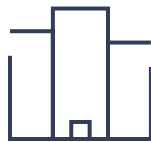
3.88M

POPULATION
within a 60-minute
drive time



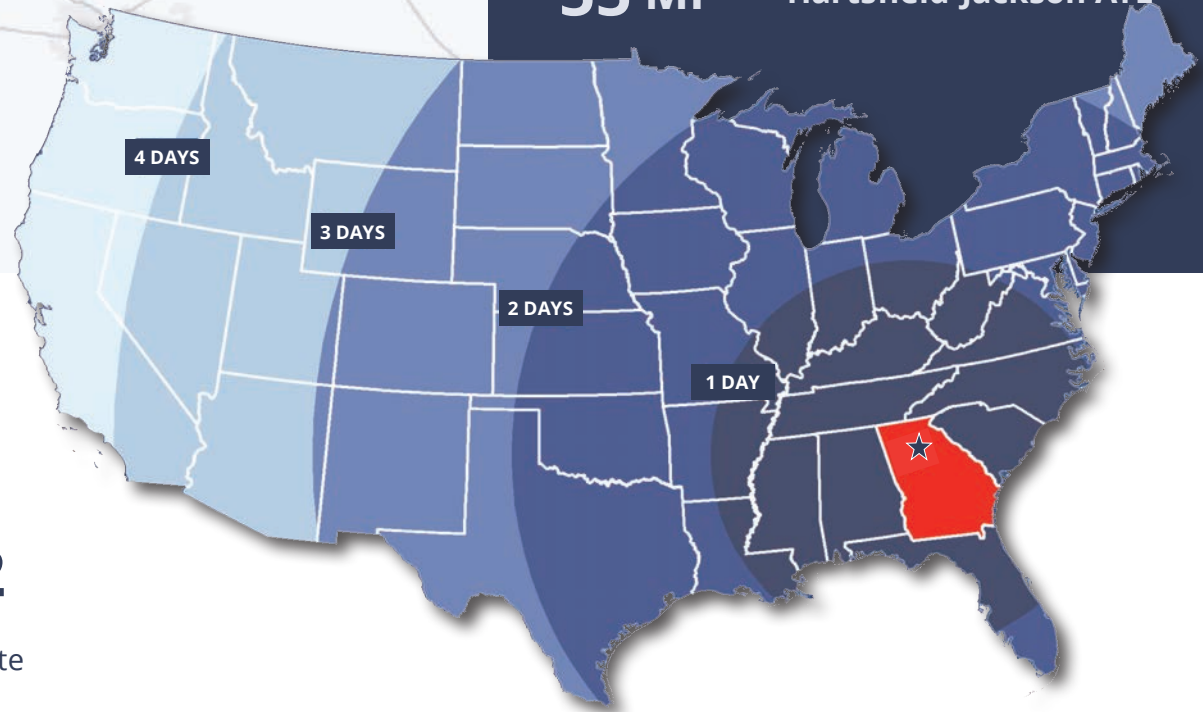
2.30M

WORKFORCE
within a 60-minute
drive time



156,002

BUSINESSES
within a 60-minute
drive time



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