



OCCUPANCY READY

OAKMONT 85 BRASELTON

±356,073 SF

FOR MORE INFORMATION, CONTACT:

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STATE OF THE ART FEATURES

- 356,073 SF, Front Load Building (350' x 1,000')
- 40' Clear Height
- Spec / Occupancy Ready Improvements Include:
 - » ±3,894 SF Expandable Office
 - » LED Warehouse Lighting (30 f.c. with Motion Sensors)
 - » 30 Dock Levelers (40,000 lb. Pit Style)
- ESG-Focused Development with Green Globes Certification
- 56' Column Spacing with 70' Speed Bay
- 7" Ductilcrete® Floor Slab System with 5-Year Warranty
- ESFR Fire Sprinkler System
- Power: 277/480 Volt, 3 Phase, 4 Wire, 3,000 Amp
- 60-mil TPO Roof with LTTR-20.5 Insulation and 20-year NDL Warranty
- Clerestory Windows on 3 Sides for Natural Lighting
- 60 (9' x 10') Dock Doors (Expandable to 78)
- 2 (14' x 18') Drive-In Doors, Ramped
- Insulated Doors w/Full-Width Acrylic Vision Panel for Natural Lighting
- Full Concrete Truck Court (185' Depth)
- 72 Trailer Parking Spaces (Expandable to 219)
- 169 Auto Parking Spaces (Expandable to 669)
- Flex Lot Allows for Tri-Dock Loading (18 Doors), Additional Trailer Parking (Up to 64), Additional Auto Parking (Up to 165), or Outside Storage
- Immediate Access to I-85 (2 Miles) and FedEx Ground Hub (3 Miles)
- Located in Northeast Georgia Region Promoting an Incredible Business Climate Attracting Multi-Billion Dollar Projects

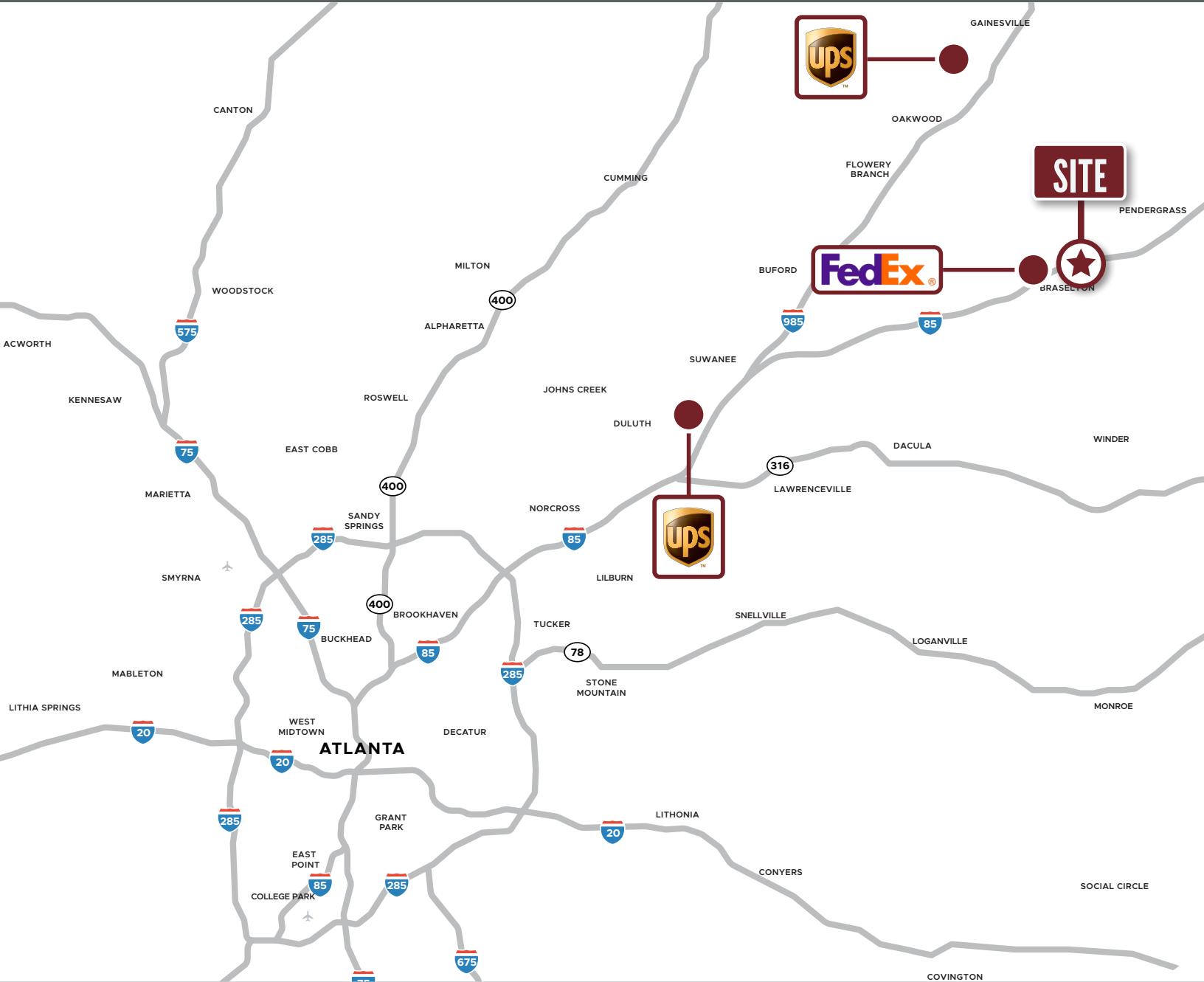
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OAKMONT 85 BRASELTON

11084 LEWIS BRASELTON BOULEVARD, BRASELTON, GA

LOCATED IN NORTHEAST ATLANTA AREA



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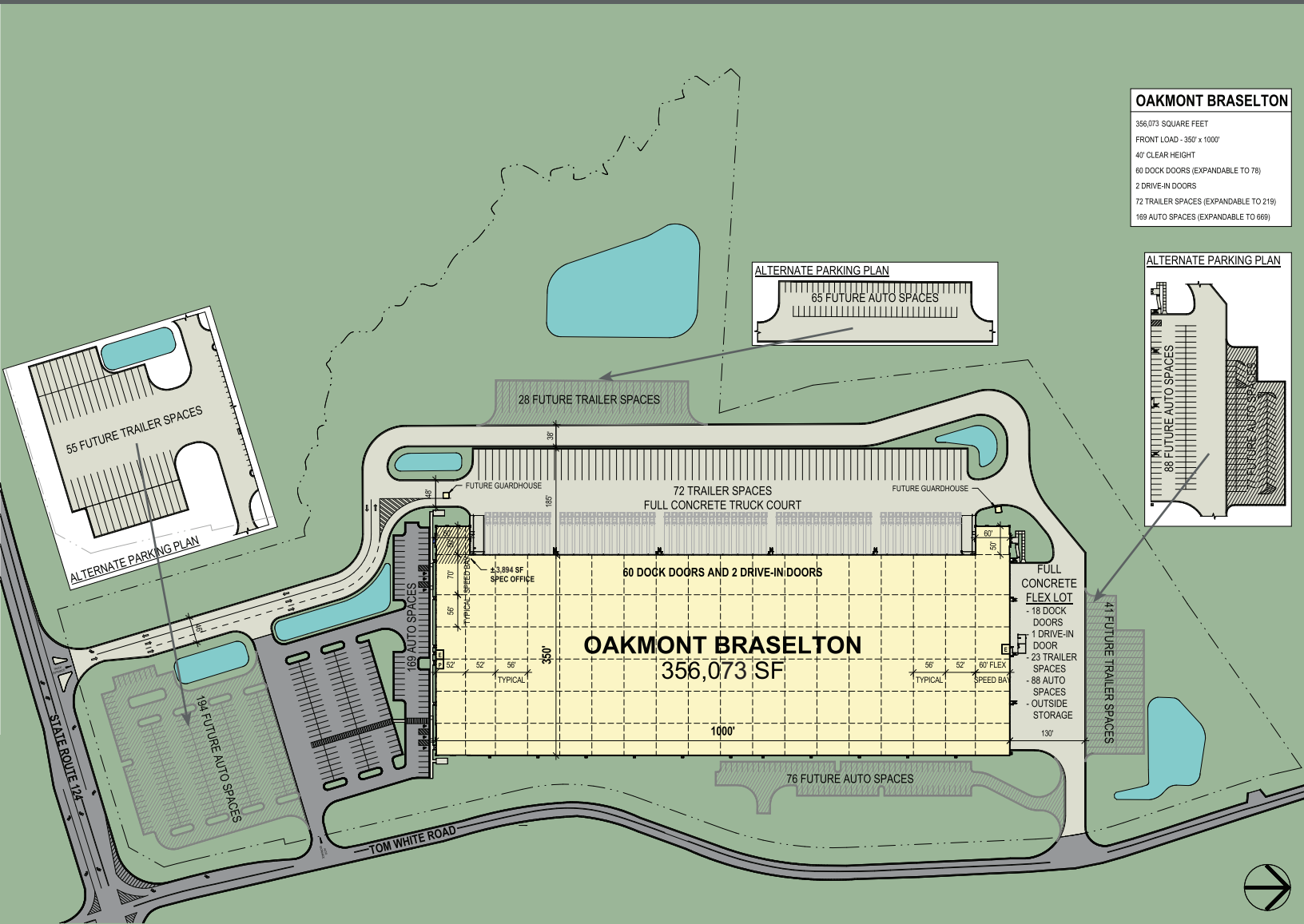
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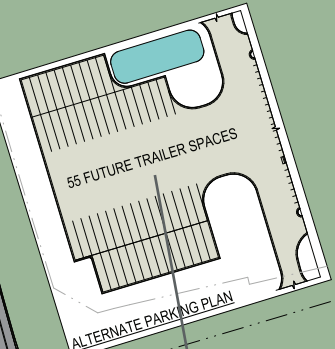
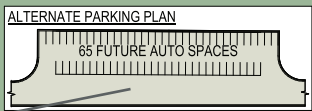
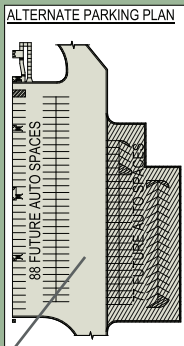
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SITE PLAN



OAKMONT BRASELTON	
356,073 SQUARE FEET	
FRONT LOAD - 350' x 1000'	
40' CLEAR HEIGHT	
60 DOCK DOORS (EXPANDABLE TO 78)	
2 DRIVE-IN DOORS	
72 TRAILER SPACES (EXPANDABLE TO 119)	
169 AUTO SPACES (EXPANDABLE TO 669)	



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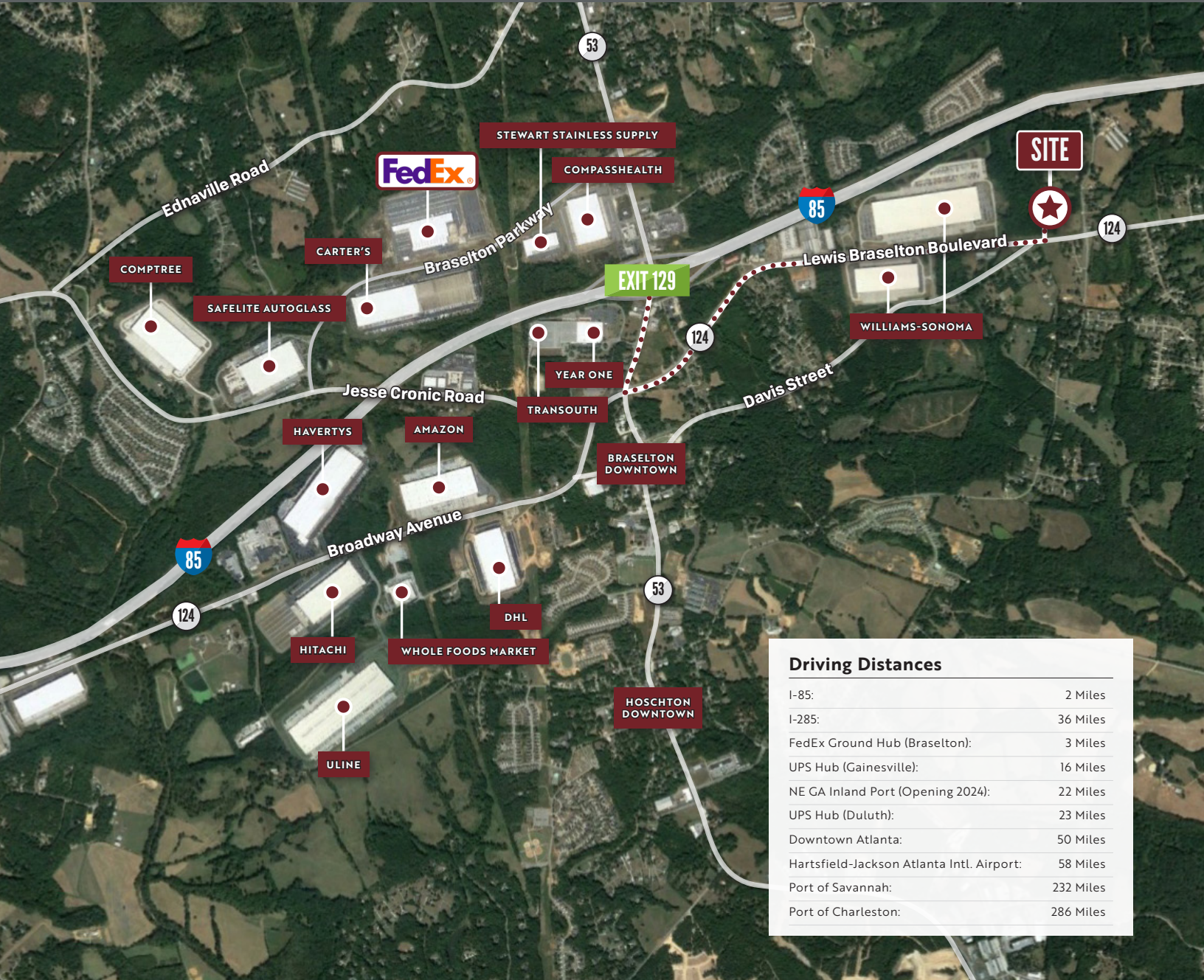
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CORPORATE NEIGHBORS



Driving Distances

I-85:	2 Miles
I-285:	36 Miles
FedEx Ground Hub (Braselton):	3 Miles
UPS Hub (Gainesville):	16 Miles
NE GA Inland Port (Opening 2024):	22 Miles
UPS Hub (Duluth):	23 Miles
Downtown Atlanta:	50 Miles
Hartsfield-Jackson Atlanta Intl. Airport:	58 Miles
Port of Savannah:	232 Miles
Port of Charleston:	286 Miles

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HEALTHY OFFICE IMPROVEMENTS



Oakmont Industrial Group has taken a forward-looking approach to the design of its office improvements in an effort to enhance occupier health and safety through the implementation of the “Healthy Office Improvements” outlined below. These state-of-the-art features create an enhanced touchless environment and provide other thoughtful elements designed to create and promote a healthier workplace.

- Touchless, automatic sliding door at main office entrance
- Motion sensor faucets in the restrooms
- Motion sensor faucets in the breakrooms
- Motion sensor toilets and urinals
- Motion sensor paper towel dispensers
- Water bottle filling stations at the water fountains
- Motion light switches in every room
- Foot pulls on all high traffic doors
- Solid surface window ledges
- Plastic laminate counters and toilet partitions
- VCT flooring in high traffic breakrooms
- Tile flooring in office restrooms
- Epoxy flooring in warehouse restrooms
- During leasing, weekly cleanings of the office area and masks at entry
- Outdoor picnic areas/workspaces

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