

SUBLEASE AVAILABLE

AVAILABLE



CUSHMAN &
WAKEFIELD

Oakwood South Industrial Park

5511 Rafe Court
Flowery Branch, GA 30542

300,391 SF Building

140,496 SF Available

1,800 SF Office

SUBLEASE HIGHLIGHTS

- Rate: \$5.95/SF NNN
 - Plus \$1.77/SF est. opex
- Term is 12 – 18 months (flexible)
- 12 Dock Positions | 1 Drive-In
- 12 Mechanical Pit Levelers

ADAM THOMAS, CCIM

Director
Office +1 404 853 5318
Cell +1 770 361 2530
adam.thomas@cushwake.com

BRIAN MONAGHAN, SIOR

Executive Managing Director
Office +1 404 853 5212
Cell +1 770 605 1703
brian.monaghan@cushwake.com

Cushman & Wakefield
1180 Peachtree Street NE
Suite 3100
Atlanta, GA 30309
Main: +1 404 875 1000
cushmanwakefield.com



CUSHMAN &
WAKEFIELD

Oakwood South Industrial Park

5511 Rafe Court
Flowery Branch, GA 30542



INFORMATION

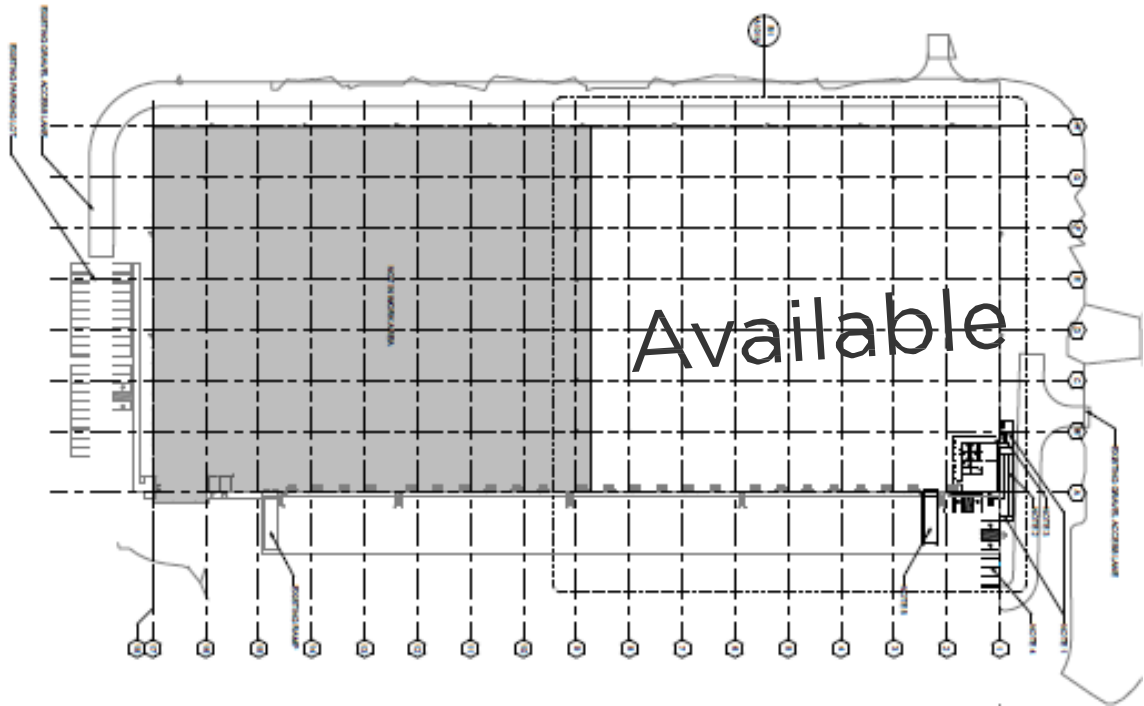
| | |
|-----------------|---|
| Total Available | 140,496 sf |
| Office Space | ≈ 1,800 sf |
| Dock High | 12 (9' x 10') dock high doors; 12 with mechanical pit levelers |
| Drive-Ins | 1 (12' x 14') |
| Ceiling Height | 32' clear |
| Column Spacing | 52' wide x 50' deep 60' deep at loading bays |
| Sprinkler | ESFR |
| Lighting | LED lighting on motion sensors |
| Truck Courts | 210' deep truck court with 60' concrete apron |
| Type of Floor | 7" – 4000 PSI concrete |
| Type of Roof | 60 mil TPO |

Oakwood South Industrial Park

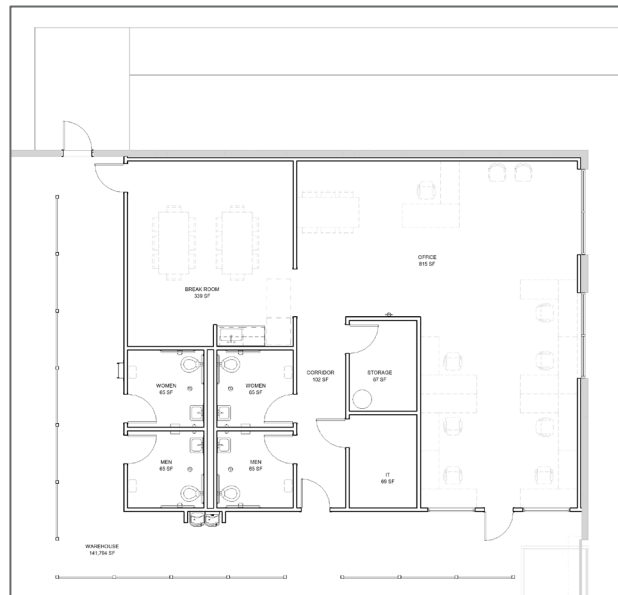
5511 Rafe Court
Flowery Branch, GA 30542



WAREHOUSE

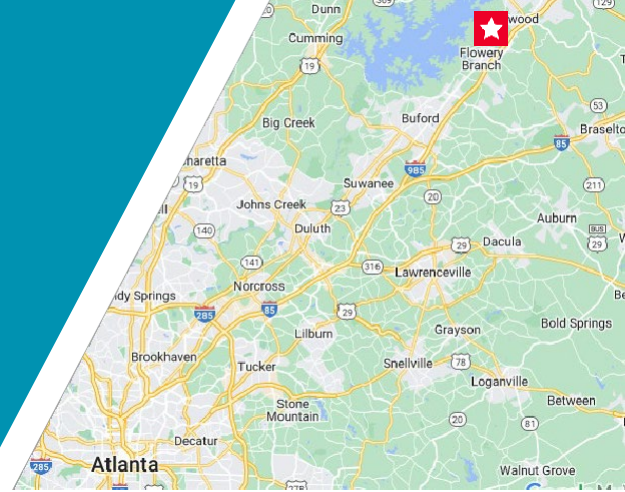


OFFICE



Oakwood South Industrial Park

5511 Rafe Court
Flowery Branch, GA 30542

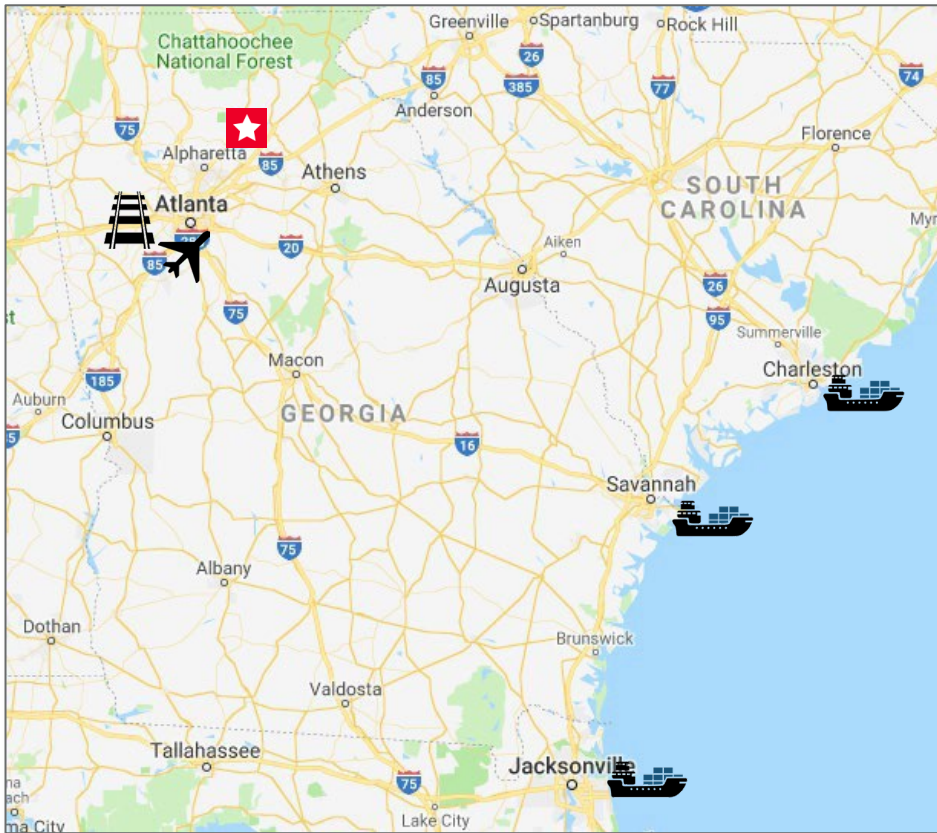


INTERSTATES

| | |
|-------|-----------|
| I-985 | < 2 Miles |
| I-85 | 15 Miles |
| I-285 | 30 Miles |

AIR

| | |
|---|----------|
| Hartsfield-Jackson International Airport | 50 Miles |
|---|----------|



ADAM THOMAS, CCIM

Director
Office +1 404 853 5318
Cell +1 770 361 2530
adam.thomas@cushwake.com

BRIAN MONAGHAN, SIOR

Executive Managing Director
Office +1 404 853 5212
Cell +1 770 605 1703
brian.monaghan@cushwake.com

Cushman & Wakefield
1180 Peachtree Street NE
Suite 3100
Atlanta, GA 30309
Main: +1 404 875 1000
cushmanwakefield.com

