



New Construction Industrial Space Asking Rate: \$13/SF NNN ±5,000 SF

For Lease

3606 Explorer Trail, Suite B

Oakwood, GA 30566



HOME GA

101 Pilgrim Village Dr. Suite 200
Cumming, GA 30040
(678) 510-3112
HOMEGACommercial.com

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PROPERTY TOURS

Property tours are to be scheduled directly with HOMEGA.

MORE INFORMATION

Available upon request.

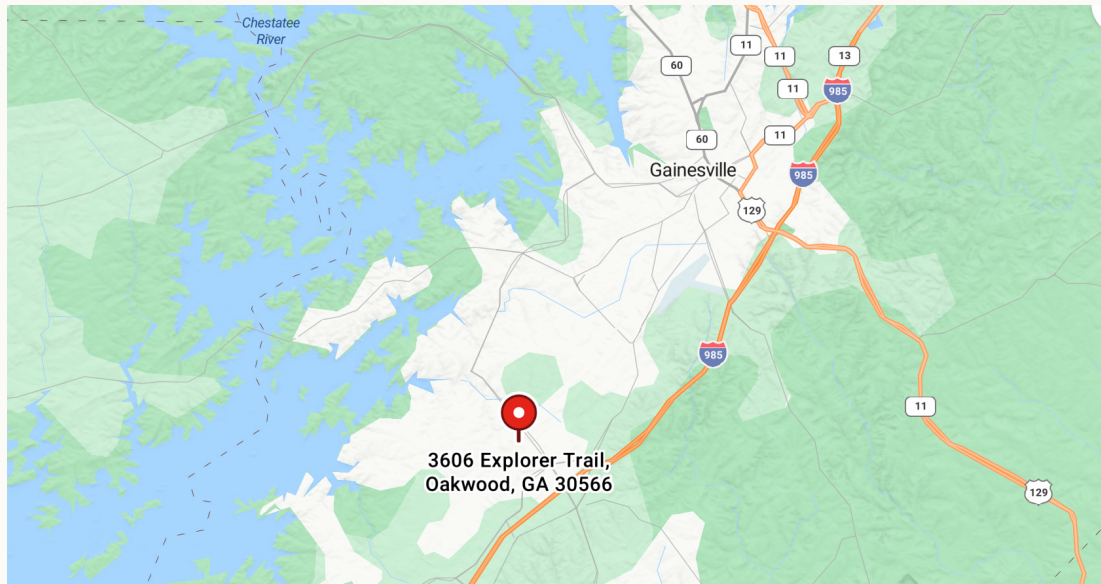
PROCESS

Send proposals directly to Kent Tagge and Alex Fabian (contact information available above, on this page).

Proposals should be in the form of a Letter of Intent (LOI) and include: Base Rental Rate (including structure and escalations), Lease Term, Security Deposit, Proposed Use, TI Requirements, Term & Options, Commencement.



Property Overview



Executive Summary

HOMEGA is pleased to present this immediately available $\pm 5,000$ SF industrial suite offers a rare opportunity to occupy brand-new, never-before-used space in one of Hall County's fastest-growing industrial corridors. Built with modern tenants in mind, the suite combines functional warehouse capability with move-in-ready office finishes, making it equally suited for light industrial, distribution, contractor, or flex/showroom operations. Two drive-in doors provide efficient vehicle and equipment access, while the front-of-suite reception area, private office, and restroom give tenants a professional, client-ready presence from day one. With no prior occupancy, tenants have the added benefit of a completely clean slate — no wear, no prior buildout to work around, and full flexibility to configure the space to their exact operational needs.

Asking Rate:	\$13/SF NNN
Address:	3606 Explorer Trail, Suite B Oakwood, GA 30566
Vintage:	2024
County:	Hall
Parcel Number:	08044 002001
Square Footage:	5,000 SF $\pm$
Zoning:	I-3 Light Industrial
Drive-Ins:	2 14' x 16' Doors
Ceiling Height:	AVG. 18' Clear Height (20' Max)
Column Spacing:	25' x 50'



Property Highlights

1

Brand-New, Never Occupied

±5,000 SF of first-generation space — no wear, no prior buildout to work around, and a clean slate to configure exactly to your operation.

2

Move-In-Ready From Day One

Two 14x16 drive-in doors for equipment and vehicle access, paired with a finished reception area, private office, and restroom for a client-ready front of house.

3

Built for I-985 Logistics

High-visibility frontage on Old Oakwood Rd. with immediate access to Mundy Mill Road and I-985 — direct connection to the Southeast's freight network.

4

Gainesville Inland Port Now Open

Now fully operational, the Gainesville Inland Port has capacity for up to 200,000 containers annually at full build-out, serving a market with 9,400 Hall County workers employed in port-linked industries.

5

#1 Small Metro in the Nation

Gainesville–Hall County earned the Milken Institute's 2025 top ranking, backed by 4,700 new jobs and \$2.0 billion in capital investment announced since 2020.



Site Photographs



Exterior Photographs



Office Photographs



Office Photographs



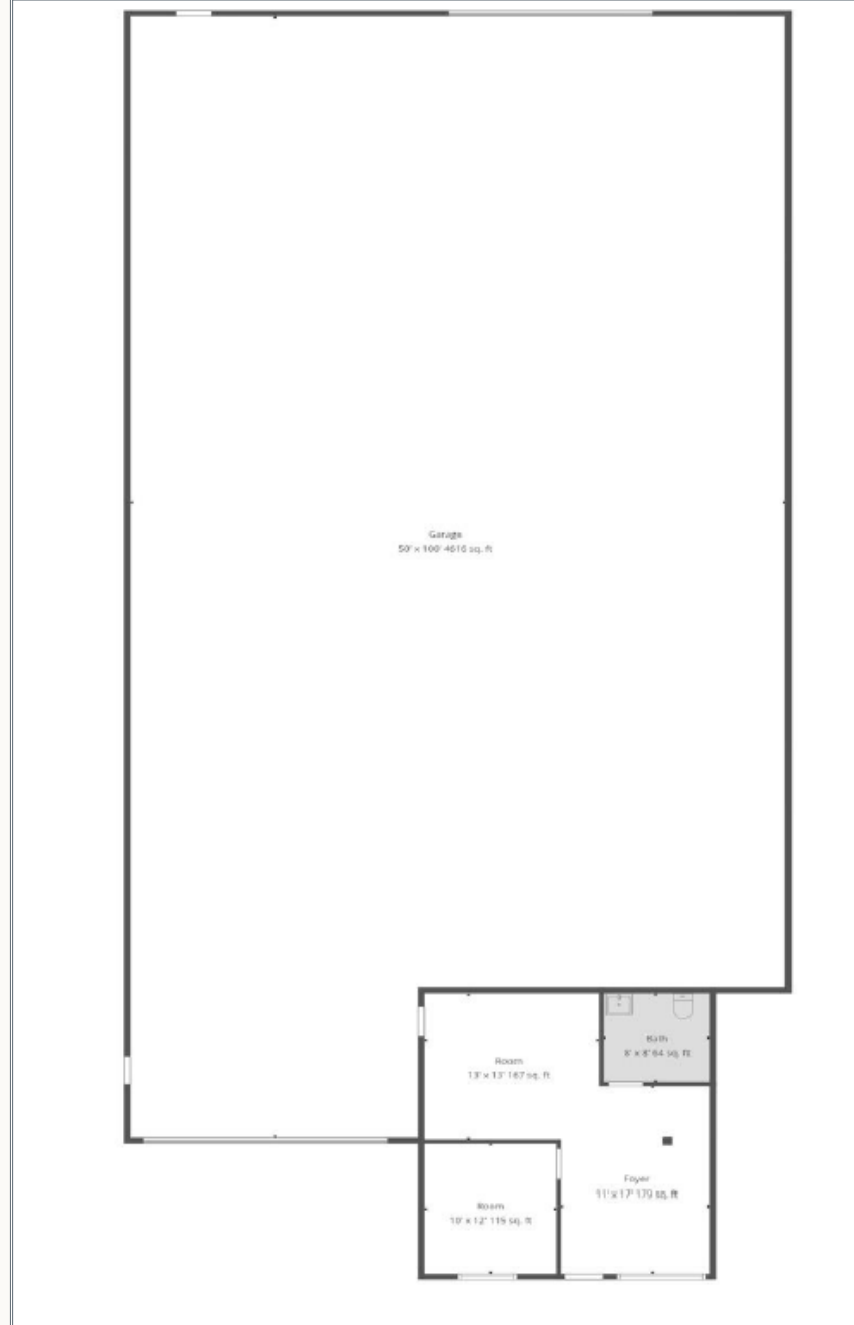
Warehouse Photographs



Warehouse Photographs /



Floor Plan



In The Area



Points of Interest

1. University of North Georgia - Gainesville Campus
2. Hayes Chrysler Dodge Jeep RAM of Gainesville
3. Milton Martin Toyota
4. World Language Academy - Elementary school
5. Jackson EMC

Retail

1. Walmart Supercenter & Sam's Club
2. RaceTrac - Gas Station
3. Kroger Marketplace
4. College Square Shopping Center - Tractor Supply Co., Ollie's Bargain Outlet, pOpshelf, Cricket Wireless, ALDI, Firehouse Subs, Dairy Queen Grill & Chill, Tio

Loco Taqueria

5. Truist, Lanier Federal Credit Union, Bank of America, AT&T Store, Goodwill, Dollar Tree, Huey Magoo's, Starbucks, Burger King, Taco Bell, KFC



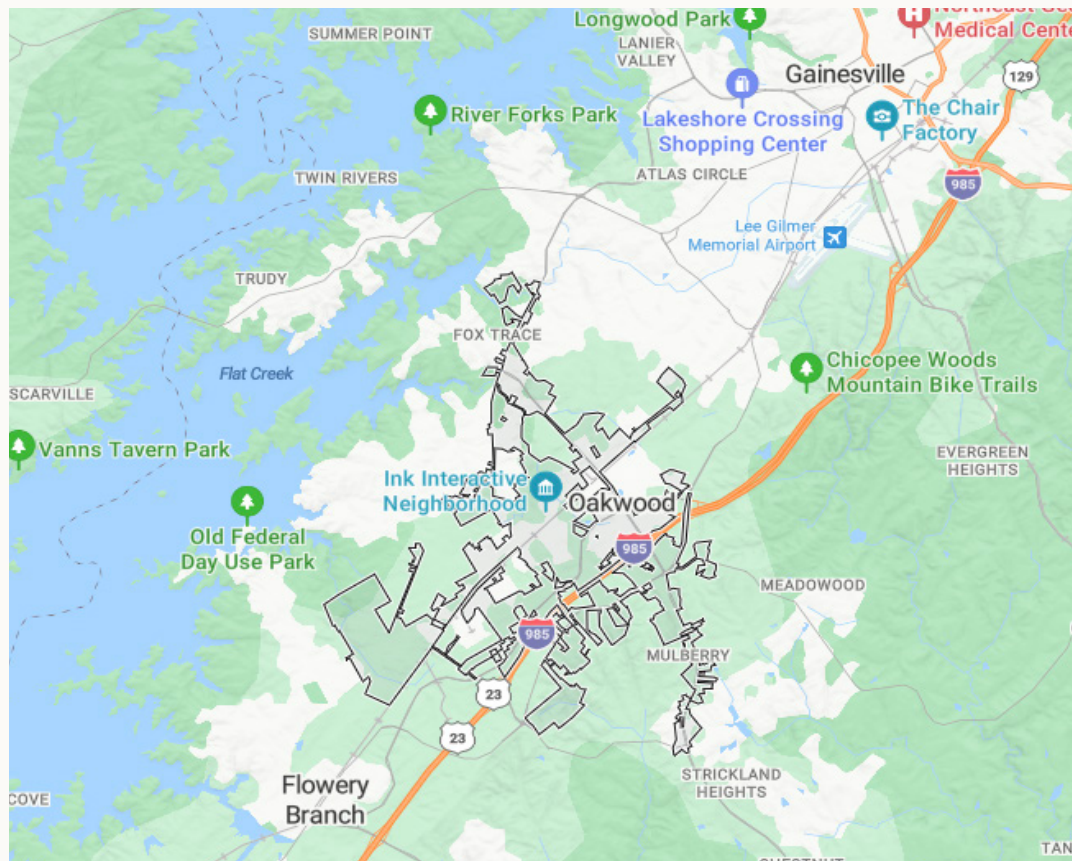
Market Summary

About Oakwood

Oakwood sits at the center of one of Georgia's most active industrial corridors, positioned on I-985 in Hall County. The Gainesville–Hall County MSA now exceeds 220,000 residents, with Gainesville's daytime population surpassing 150,000, and ranks among the top 50 fastest-growing metros in the United States. In 2025 the Milken Institute named it the top-performing small metro in the nation — and the #1 small metro area in Georgia — a ranking driven by sustained job creation, deep manufacturing employment, and consistent capital investment.

That growth rests on an unusually concentrated industrial base. Hall County is home to 330 advanced manufacturers and food processors employing roughly 30% of the local workforce — three times the state and national average — anchored by Kubota, ZF Group, Fox Factory, King's Hawaiian, Mars Wrigley, Makita USA, and CJ Group. Since 2020, 77 new and expanded businesses have announced more than 4,700 jobs and \$2.0 billion in new capital investment, with 2025 alone contributing 691 jobs and \$186.5 million. Within five miles of the site, the market supports 77,122 residents, 26,563 households, and 38,396 employees.

The corridor's newest logistics catalyst is now fully operational. The Gainesville Inland Port, formerly the Blue Ridge Connector, opened in May 2026 and provides direct Norfolk Southern rail service to the Port of Savannah five days a week. At full build-out, the facility will accommodate up to 200,000 containers annually, strengthening a port-linked Hall County economy that already employs roughly 9,400 workers. Against that demand backdrop, new-construction, small-bay industrial product remains in limited supply across the submarket, positioning well-located, move-in-ready space to capture sustained tenant demand.



Disclaimer

Confidentiality & Limiting Conditions

HOMEGA has been retained as the exclusive broker to market the Subject Property for sale or lease.

This document contains selected information pertaining to the Property and is not intended to be all-inclusive or to contain all of the information a prospective purchaser or tenant may require. Any financial information and projections are provided for general reference and are based on assumptions relating to the general economy, market conditions, competition and other factors that are subject to change. Such projections are illustrative only and should not be relied upon. An opportunity to inspect the Property will be made available to qualified prospective purchasers and tenants.

Certain documents, including financial and lease information, are described here in summary form and are not intended to be complete or precise descriptions of the underlying agreements, nor do they constitute a legal analysis of those documents. Interested parties are encouraged to review all documents independently.

Square footage, dimensions, site plans, zoning information and any depictions of the Property are approximate and provided for illustrative purposes. All measurements, entitlements and permitted uses should be independently verified.

The information contained herein has been obtained from sources believed to be reliable, but neither HOMEGA nor the Owner makes any representation or warranty as to its accuracy or completeness. This document is subject to prior sale or lease, errors, omissions, changes or withdrawal without notice, and does not constitute a recommendation, endorsement or advice as to the value of the Property or the advisability of any transaction. Each prospective purchaser or tenant should rely upon its own investigation, evaluation and judgment, and is encouraged to consult its own legal, tax and financial advisors.

The Owner reserves the right, at its discretion, to reject any or all expressions of interest, offers or proposals, and to discontinue discussions with any party at any time. Neither the Owner nor HOMEGA will have any legal commitment or obligation to any party reviewing this document or submitting an offer or proposal unless and until a written agreement has been fully executed, delivered and approved by the Owner and all conditions to the Owner's obligations have been satisfied or waived.





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