

FOR SALE 20,230+/- SF

Class A Industrial Building
Zoned Heavy Industrial (M-2)

3663 Southland Drive
Flowery Branch, GA 30542

Located in City of Oakwood

[Southland Drive Website](#)



Contact:

Chris Braswell
678-617-1294

cbraswell@nortoncommercial.com

NORTON

Commercial Acreage Group, LLC
434 Green Street
Gainesville, GA 30501



The information contained herein is from sources deemed to be reliable. No independent investigation of the property or the information contained herein has been made and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental conditions. Terms and conditions are subject to errors and change without notice.

PROPERTY OVERVIEW

3663 Southland Drive
Flowery Branch, GA 30542

Located in City of Oakwood

This Class A industrial facility, at 3663 Southland Drive, offers 20,000 sq. ft. of premium, recently constructed space purpose-built for manufacturing, warehousing, modern logistics, and distribution operations, among others.

Designed to accommodate a wide range of industrial tenants and owner-users, this property delivers operational efficiency, scalability, and long-term value in a strategic location with excellent transportation connectivity.



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Example of Ideal & Approved Uses:

- Research & Development
- Manufacturing
- Warehousing
- Logistics & Distribution
- Building Contractor
- Service Company

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BUILDING SPECIFICATIONS

3663 Southland Drive
Flowery Branch, GA 30542

Located in City of Oakwood

- ❖ Class A Industrial Building
- ❖ Zoned Heavy Industrial (M-2)
- ❖ 20,230+/- SF (Building Footprint)
 - 3,000+/- SF Finished Office
 - 17,000+/- SF Warehouse/ Mfg.
- ❖ 2,274+/- SF unfinished area on second floor for office or storage
- ❖ Ceiling Heights: 27'-2 to 18'-8
- ❖ Honeywell Fire Lite System
- ❖ 3 Drive-in Doors / 1 Dock high Door
- ❖ High Efficiency LED Lighting
- ❖ 3-Phase 75 KVA 208Y/120
- ❖ Utilities:
 - Oakwood Sanitary Sewer
 - Gainesville Water
 - Fiber: AT&T; Spectrum
 - Atlanta Natural Gas



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BUILDING PHOTOS

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Southland Drive Website

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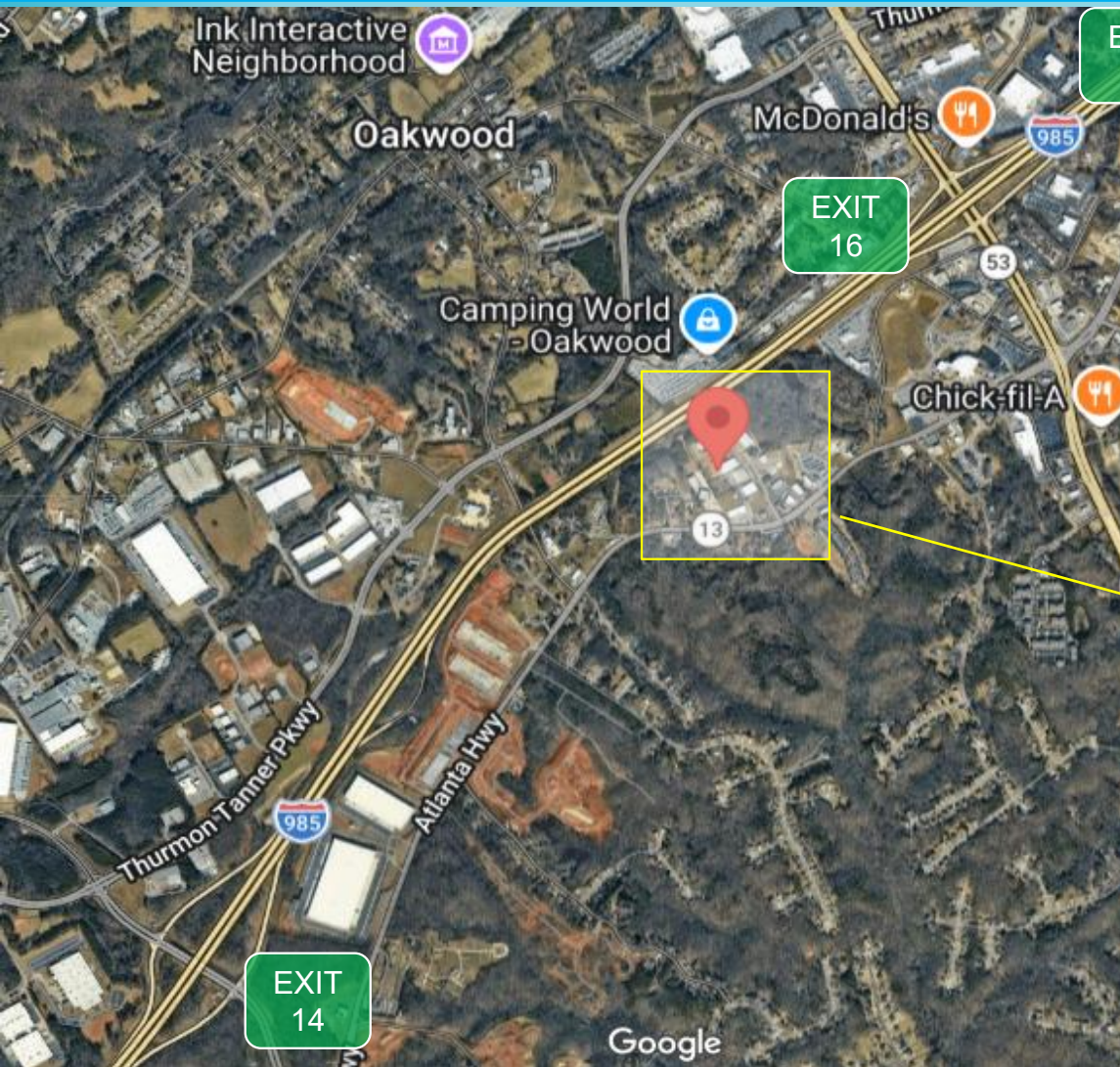


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LOCATION & ACCESS

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Flowery Branch, GA 30542

Located in City of Oakwood



Contact:
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Approx. 5 Minutes to:
Exit 16 / I-985

Approx. 7 Minutes to:
Exit 14 / I-985

Approx. 15 Minutes to:
Inland Port

City of Oakwood
Govt. Jurisdiction

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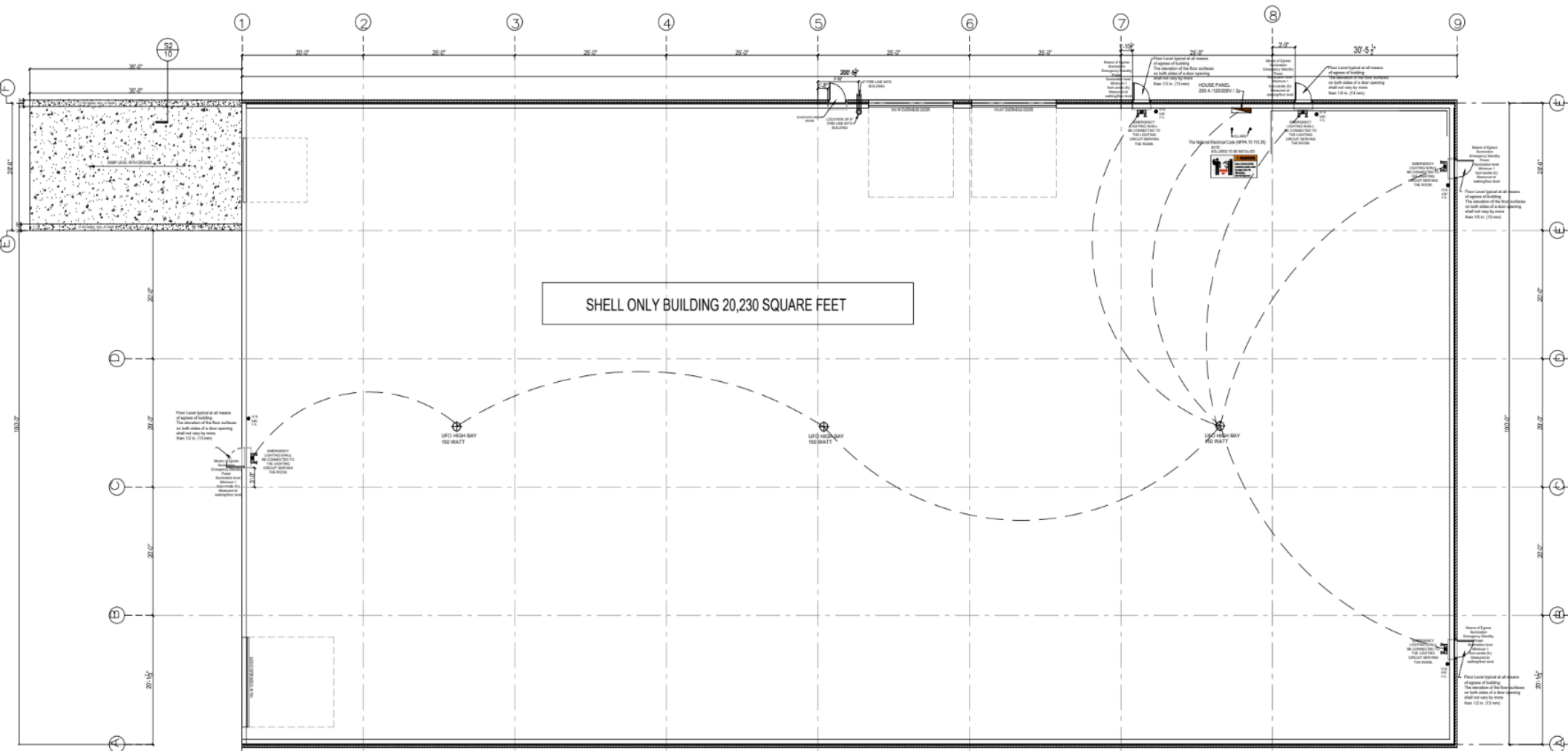


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FLOOR PLAN – BUILDING SHELL

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20,230+/- SF
Building Footprint

3 Drive-In + 1 Dock-High
Doors

27'-2 to 18'-8
Ceiling Height

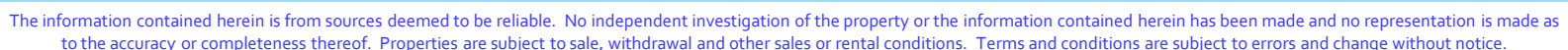
25' x 20'
Typical Column Spacing

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HALL COUNTY DEMOGRAPHICS

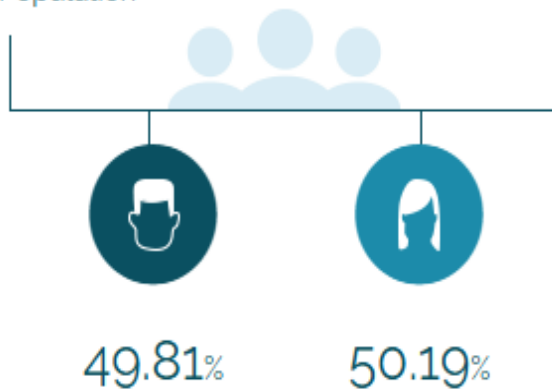
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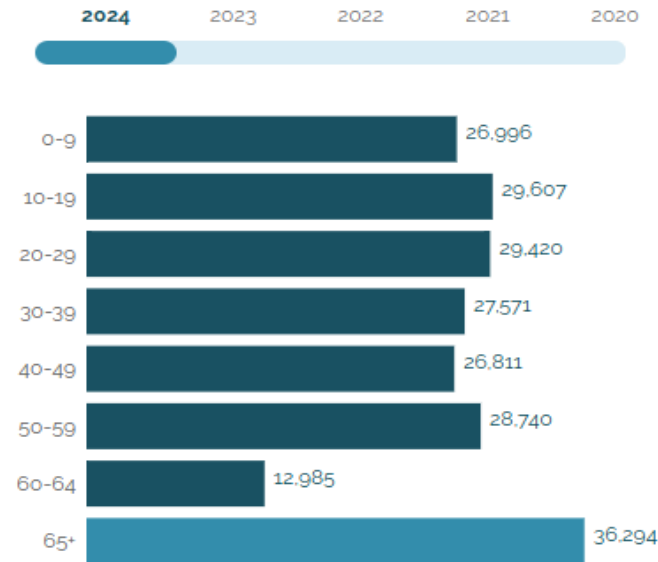
The total population of Hall County is 218,424. The median age is 37.36

218,424

Total Population



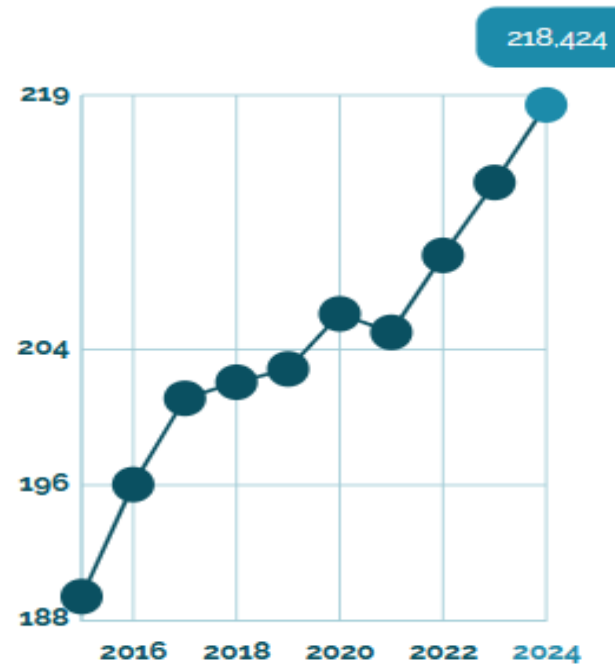
Age Distribution



Median Age

37

Population Growth (in thousands)



[Southland Drive Website](#)

Labor Force

Hall County has a labor force of 120,775 people, with an unemployment rate of 2.4%.

120,775

Labor Force

2.4%

Unemployment Rate

Contact Agent for Pricing
& Additional Details

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