

4337
MCBRAYER RD
OAKWOOD, GA
30566

User / Investment Sale
12,123± SF Office / Warehouse

ANDREW JOHNSON

Vice President

404.942.2029

ajohnson@kingindustrial.com

DOUG BURGGRAAF, CCIM

Vice President

770.601.3620

dburggraaf@kingindustrial.com

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FOR SALE
12,123± SF
OFFICE/WAREHOUSE



PROPERTY HIGHLIGHTS

- 5 Suites Total
- 4 Leased Spaces
- 5 Drive-In Doors; 1 Dock High Door
- Proforma Cap Rate of 6.5%
- 4,063± SF Suite Available For Lease or Owner/User
- 3-Phase Power

OFFERING SUMMARY

Lot Size:	1.46 Acres
Building Size:	12,123 SF
Zoning:	M-2

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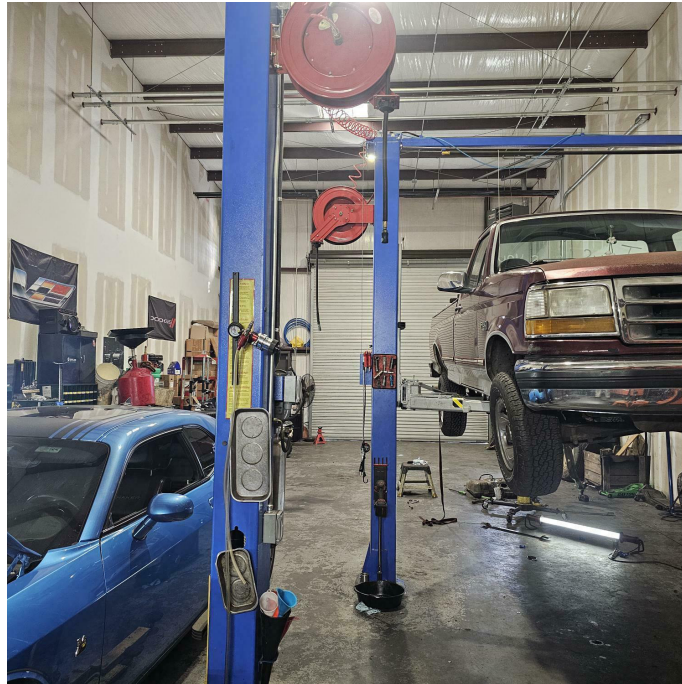
dburggraaf@kingindustrial.com

Every effort has been made to provide accurate information, but no liability is assumed for errors or omissions.



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ADDITIONAL PHOTOS



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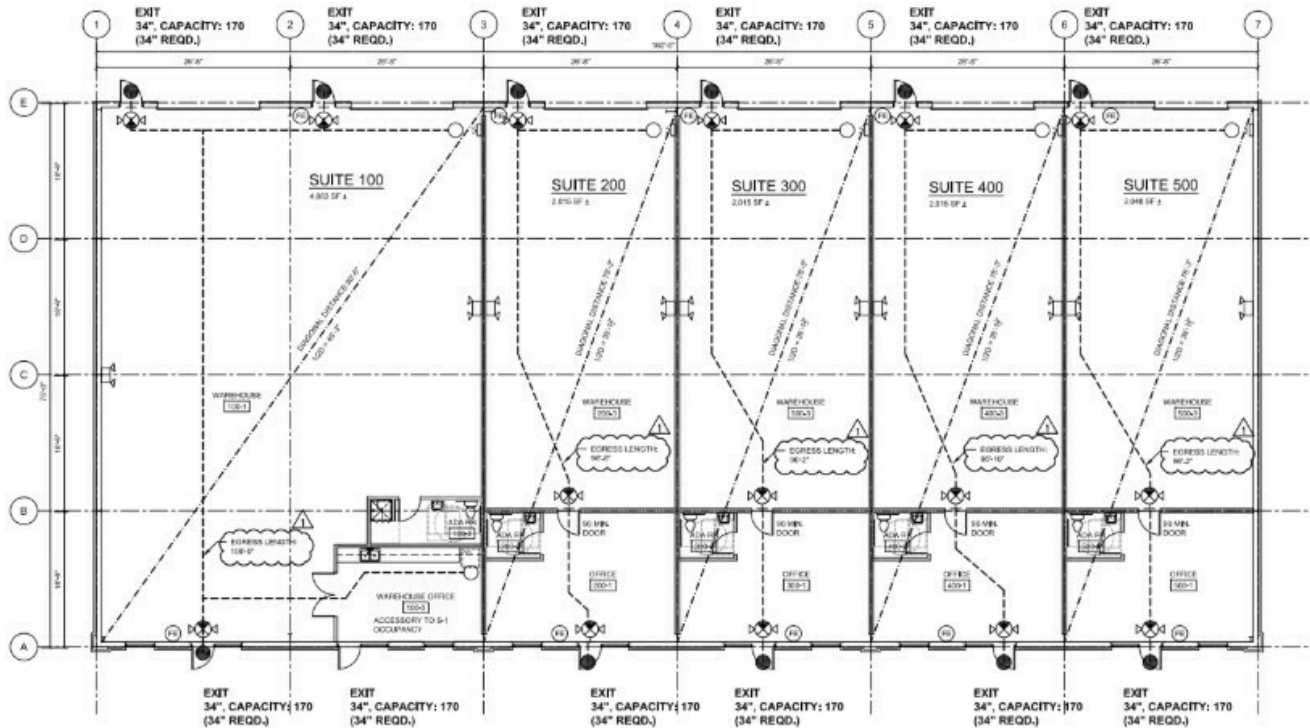
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BUILDING PLAT



LOAD CALCULATIONS U.S.C. TABLE 2.3.1.2

ROOM NO.	USE	CLASS	AREA (SF)	SF / OCC	OCC	LOAD
SUITE 100						
100-1	WAREHOUSE	B-1	2,832	608	0	
100-2	ADA RR	-	768	-	-	
100-3	WAREHOUSE OFFICE	B	308	150	3	
TOTAL SUITE 100						
SUITE 200						
200-1	OFFICE	B	402	150	6	
200-2	ADA RR	-	768	-	-	
200-3	WAREHOUSE	B-1	1,441	608	3	
TOTAL SUITE 200						
SUITE 300						
300-1	OFFICE	B	402	150	6	
300-2	ADA RR	-	768	-	-	
300-3	WAREHOUSE	B-1	1,441	608	3	
TOTAL SUITE 300						
SUITE 400						
400-1	OFFICE	B	402	150	6	
400-2	ADA RR	-	768	-	-	
400-3	WAREHOUSE	B-1	1,441	608	3	
TOTAL SUITE 400						
SUITE 500						
500-1	OFFICE	B	402	150	6	
500-2	ADA RR	-	768	-	-	
500-3	WAREHOUSE	B-1	1,441	608	3	
TOTAL SUITE 500						
GRAND TOTAL FOR BUILDING						
39						

EGRESS NOTES

REQUIRED: 34" MIN. PROVIDED:

SUITE 100: 34" x 8' - 10"
 SUITE 200: 34" x 8"
 SUITE 300: 34" x 8"
 SUITE 400: 34" x 8"
 SUITE 500: 34" x 8"

MEANS OF EGRESS NOTES

MEANS OF EGRESS:
 S-1 OCCUPANCY & S- OCCUPANCY, NON-SPREMILLED BUILDING

OCCUPANT LOAD: 39 NFPA 101 7.3.1.2

SUITE	REQUIRED	PROVIDED	NFPA T.A.1
100	1	2	NFPA T.A.1
200	1	2	NFPA T.A.1
300	1	2	NFPA T.A.1
400	1	2	NFPA T.A.1
500	1	2	NFPA T.A.1

EXIT SEPARATION DISTANCE: 10 DIAGONAL NFPA 101 7.5.1.3.2
 DEAD-END CORRIDOR (S-1) 5' NFPA 101 4.2.3.3
 DEAD-END CORRIDOR (S) 5'

COMMON PATH OF TRAVEL (S-1) 90' NFPA 101 4.2.2.2
 COMMON PATH OF TRAVEL (S) 75' NFPA 101 38.2.2.3.3
 MAX. TRAVEL DIST. TO EXIT (S-1) 200' NFPA 101 4.2.2.2
 MAX. TRAVEL DIST. TO EXIT (S) 200' NFPA 101 38.2.2.2

MINIMUM CHANGING ROOMS REQUIRED, SEC. SECTION 8.02

SUITE	REQ. PROD.	PROVIDED:
100	1 UNSEX	1 UNSEX
200	1 UNSEX	1 UNSEX
300	1 UNSEX	1 UNSEX
400	1 UNSEX	1 UNSEX
500	1 UNSEX	1 UNSEX

DRINKING FOUNTAIN NOT REQ'D PER IPC 410.2 (2008 AS AMENDMENT)

GENERAL NOTES

- COORDINATE PLACEMENT OF EXIT SIGNS AND EMERGENCY FEATURES BY ELECTRICAL DRAWINGS

SYMBOL LEGEND

- POINT OF ORIGIN
- POINT OF SAFETY
- PATH OF TRAVEL
- ⊕ WALL-MOUNTED FIRE EXTINGUISHER, S.I.B. CLASS ABC
- ⊕ WALL-MOUNTED COMBO EXIT SIGN, SEE ELEC.
- ⊕ WALL-MOUNTED EMERGENCY LIGHT, SEE ELEC.

All Architecture, LLC
 2052 CHRYSLER DRIVE NE, ATLANTA, GA 30345
 TELEPHONE: (404) 516-2896
 E-MAIL: INFO@ALLARCHITLLC.COM

NO.	DATE	DESCRIPTION
1	08/20/2025	ISSUED FOR PERMITS

DATE: 08/20/2025
 PROJECT: 4337 McBRAYER ROAD SUITE SUBDIVISION
 DRAWN BY: JCA
 CHECKED BY: JCA
 APPROVED BY: JCA
 DATE: 08/20/2025

STATE OF GEORGIA



4337 McBRAYER ROAD
 SUITE SUBDIVISION
 4337 McBRAYER ROAD
 DANWOOD, GEORGIA 30996



DRAWN BY:	JCA	CHECKED BY:	JCA
APPROVED BY:	JCA	DATE:	08/20/2025
PROJECT NAME:	4337 McBRAYER ROAD SUITE SUBDIVISION		
PROJECT NUMBER:	20025		
SHEET NO.:	LIFE SAFETY PLAN		

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DEMOGRAPHICS MAP & REPORT

POPULATION

	3 MILES	5 MILES	9 MILES
Total Population	27,810	65,725	221,342
Average Age	40	40	39
Average Age (Male)	39	39	38
Average Age (Female)	40	41	40

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	9 MILES
Total Households	10,604	23,852	74,976
# of Persons per HH	2.6	2.8	3
Average HH Income	\$99,473	\$106,009	\$111,277
Average House Value	\$393,155	\$411,300	\$425,907

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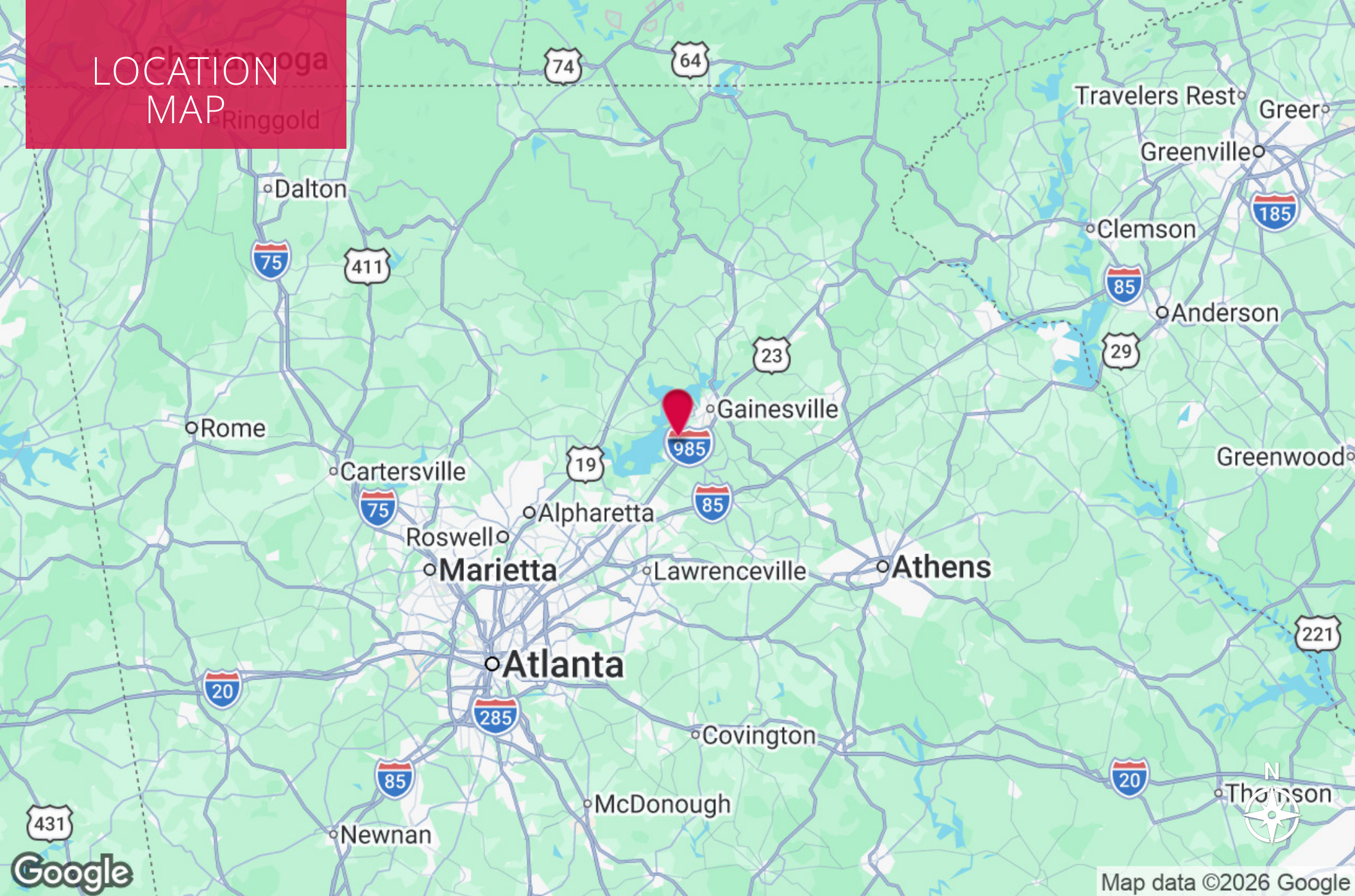
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LOCATION MAP



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EXCLUSIVELY LISTED BY:

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