

# OAKWOOD COMMERCE CENTER II

TWO BUILDINGS | 386,606 TOTAL SF AVAILABLE



**CROW  
HOLDINGS**  
INDUSTRIAL



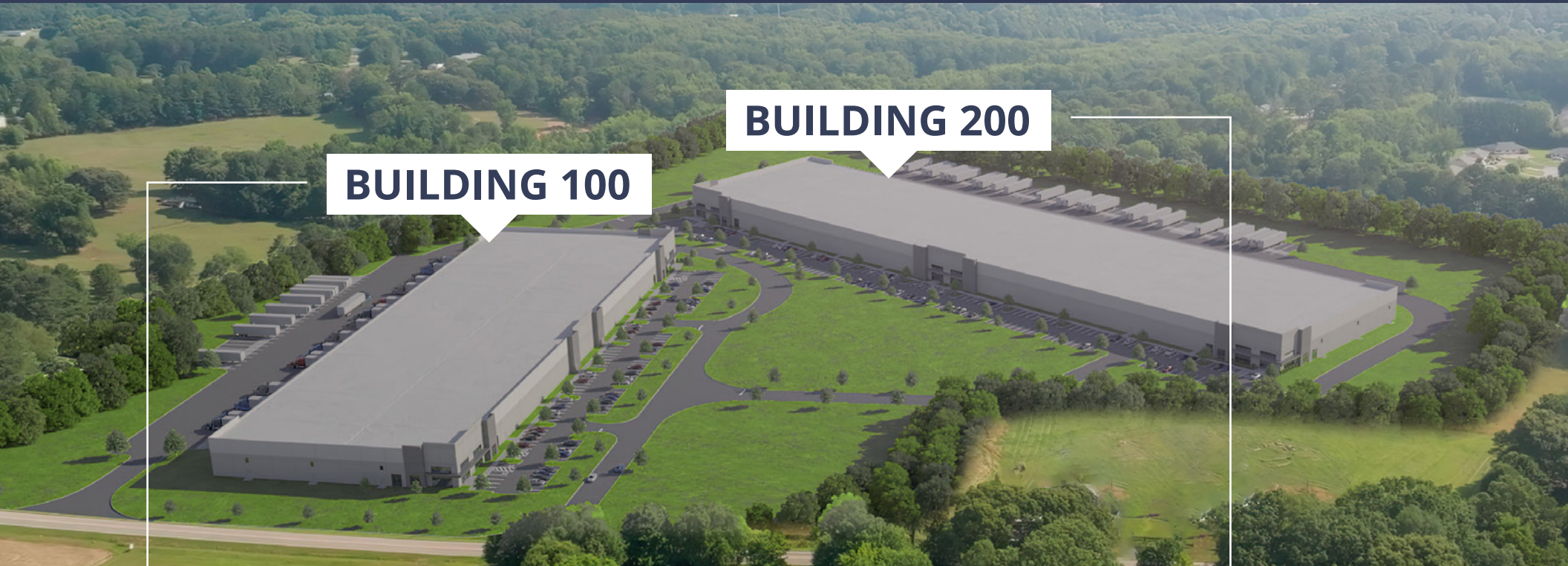
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# PROPERTY SPECIFICATIONS



**BUILDING 100**

**BUILDING 200**

<b>BUILDING</b>	100
<b>TOTAL BUILDING SF</b>	168,053 SF
<b>DIVISIBILITY</b>	51,600 SF
<b>OFFICE SF</b>	BTS
<b>BUILDING DIMENSIONS</b>	700' x 240'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK HIGH DOORS</b>	38 (9' x 10')
<b>COLUMN SPACING</b>	54' x 45'; 60' speed bays
<b>AUTO PARKING</b>	118 spaces (expandable to 269)
<b>TRAILER PARKING</b>	27 spaces (18 future spaces)
<b>SLAB</b>	6" 4,000 PSI
<b>SPRINKLERS</b>	ESFR
<b>ADDITIONAL FEATURES</b>	3000A switchboard, 60 mil TPO roofing

<b>BUILDING</b>	200
<b>TOTAL BUILDING SF</b>	218,553 SF
<b>DIVISIBILITY</b>	84,410 SF
<b>OFFICE SF</b>	BTS
<b>BUILDING DIMENSIONS</b>	950' x 230'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK HIGH DOORS</b>	52 (9' x 10')
<b>COLUMN SPACING</b>	54' x 57'; 60' speed bays
<b>AUTO PARKING</b>	171 spaces (expandable to 322)
<b>TRAILER PARKING</b>	54 spaces
<b>SLAB</b>	6" 4,000 PSI
<b>SPRINKLERS</b>	ESFR
<b>ADDITIONAL FEATURES</b>	3000A switchboard, 60 mil TPO roofing

# SITE PLAN



# ACCESS | LOCATION



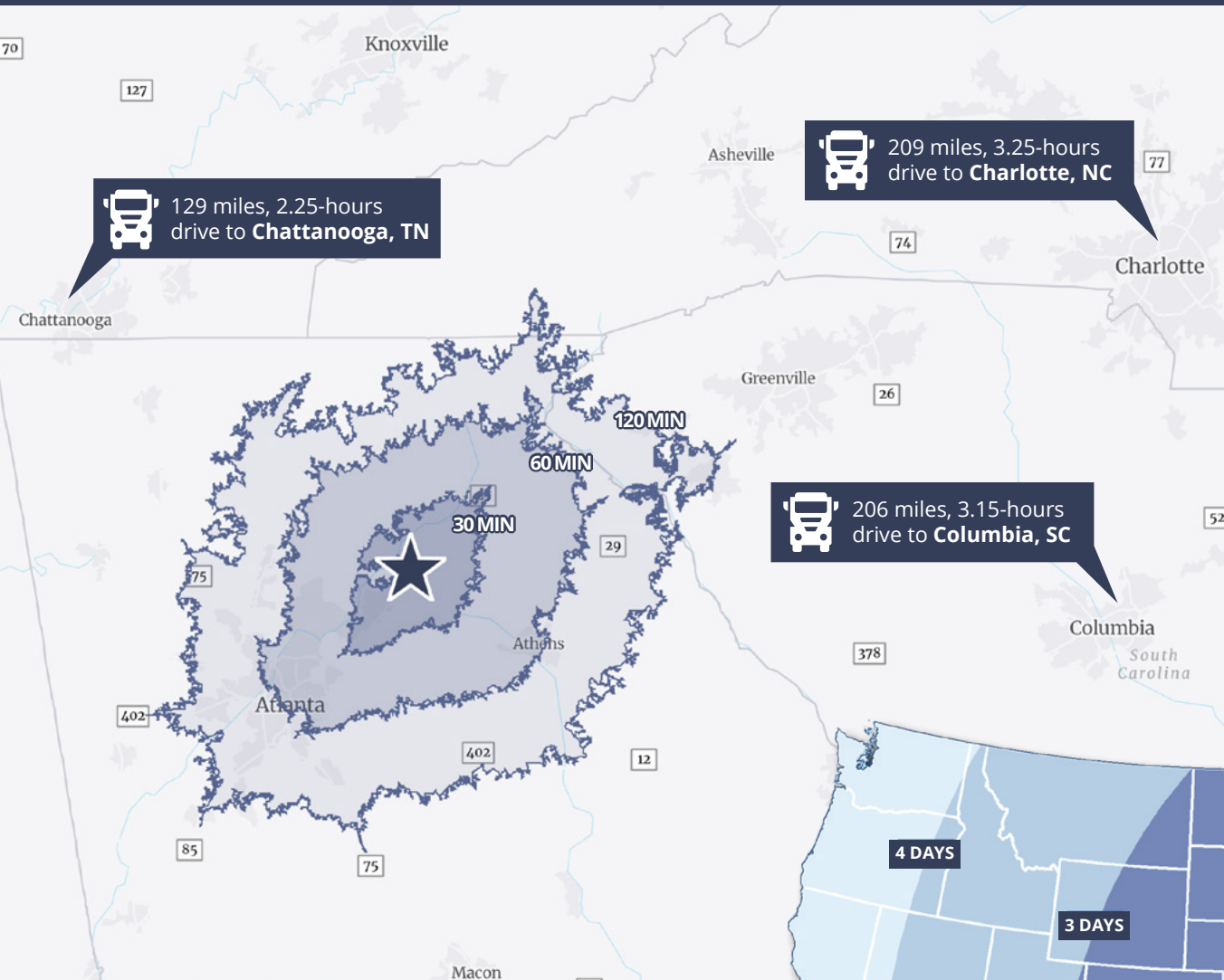
 **1.6 MILES**  
to I-985 via Exit 14

 **2.7 MILES**  
to I-985 via Exit 17

 **13 MILES**  
to I-85

 **32 MILES**  
to I-285

# LOCATION OVERVIEW



Strategically positioned with immediate access to Interstate 985 and a vast network of interconnected interstates nearby, the site offers unparalleled connectivity to key markets across the Southeast and beyond.

- 12 MI** Inland Port Gainesville
- 7.4 MI** UPS Ground Hub Buford
- 12 MI** FedEx Ground Hub Braselton
- 45 MI** Downtown Atlanta
- 55 MI** Hartsfield-Jackson ATL



**3.88M**

**POPULATION**

within a 60 minute drive time



**2.30M**

**WORKFORCE**

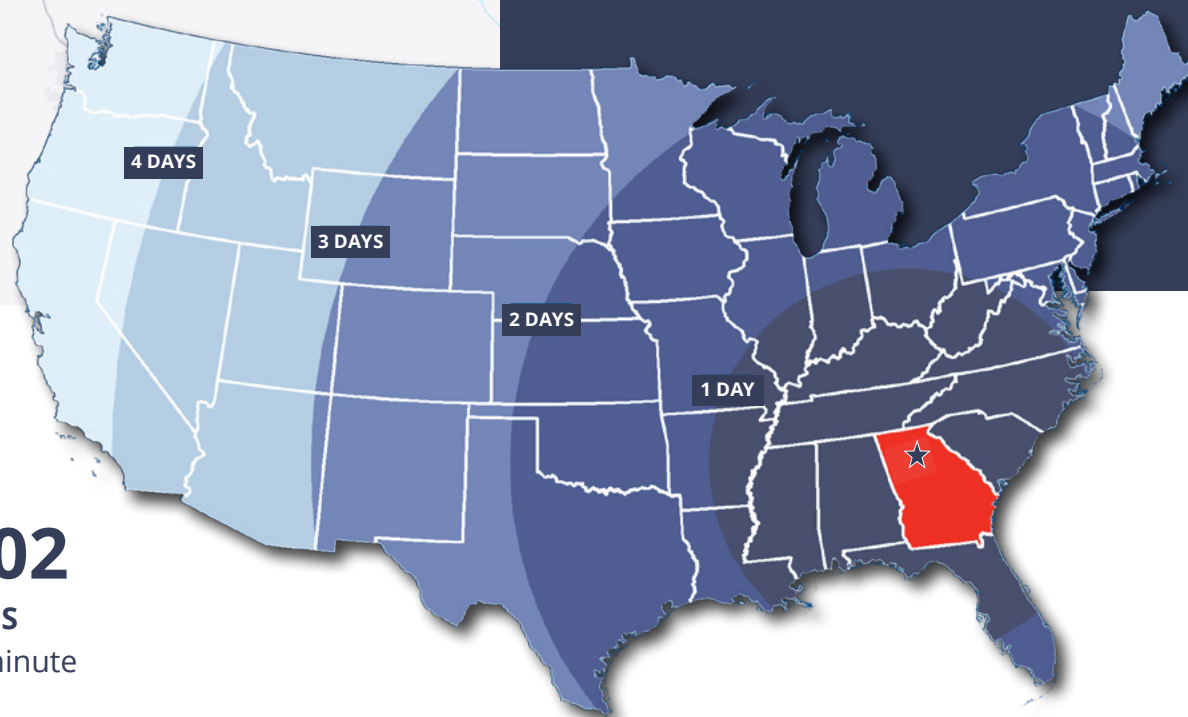
within a 60 minute drive time



**156,002**

**BUSINESSES**

within a 60 minute drive time



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