



OFFICE/WAREHOUSE FOR PRE-LEASE

3800 Thurmon
Tanner Pkwy,
Oakwood, GA 30566

CONTACT:

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PROPERTY FEATURES

- New Construction — 2026 Delivery
- **± 5,000 to 55,000 SF**
- Divisible into multiple suites
- Dock High and Ramp Doors Available
- Ample parking
- Build-to-Suit options

IDEAL FOR

- Office/Warehouse
- Distribution
- Showroom
- Light Manufacturing

PRICE

- Lease rate varies based on size of unit and build-out

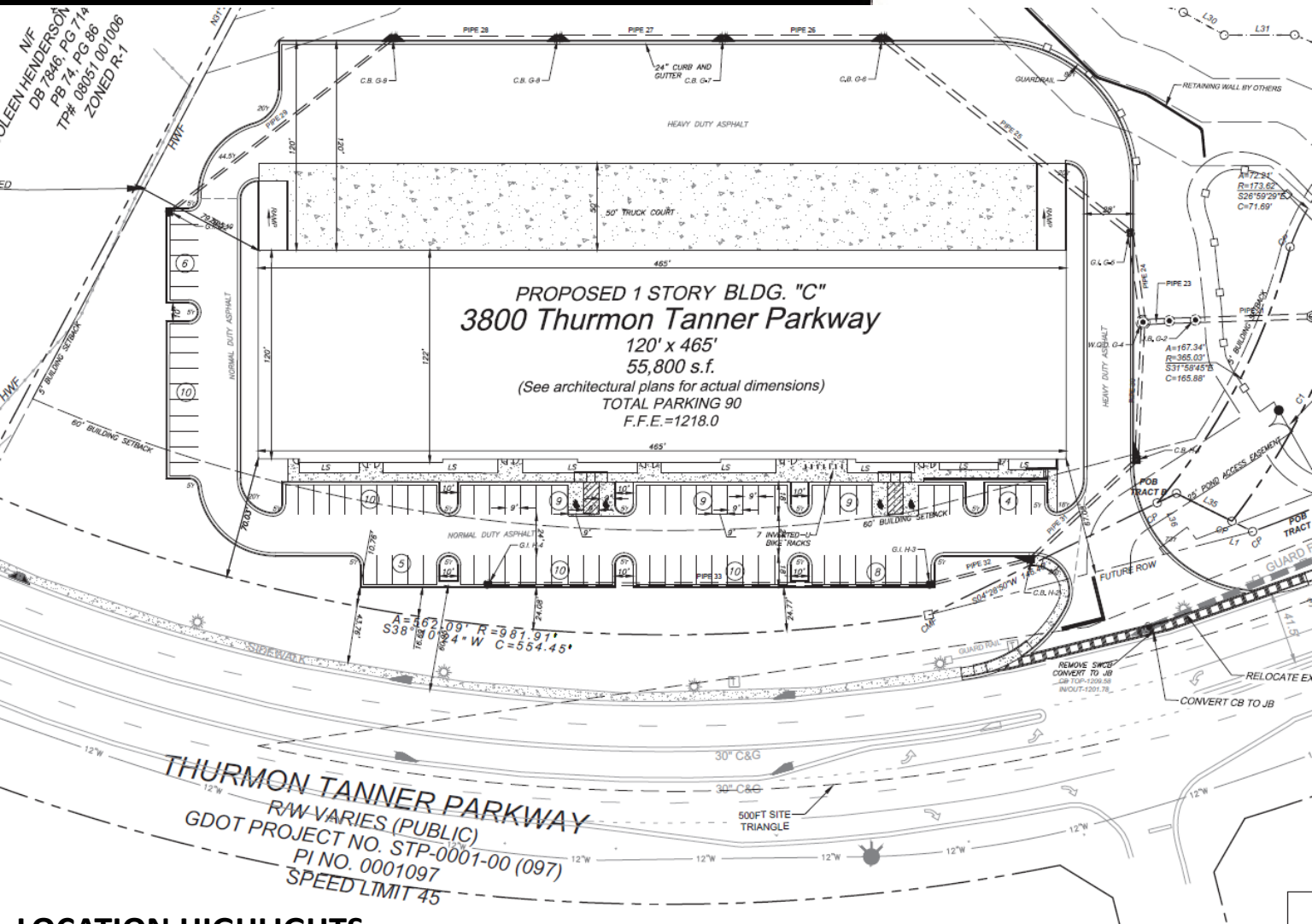


Radial Property Group, LLC

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LOCATION HIGHLIGHTS

- Located directly on Thurmon Tanner Parkway, a major commercial corridor.
- Minutes from:
 - I-985 Exit 14 and 16
 - University of North Georgia – Gainesville campus
 - Lake Lanier
 - Major retailers, restaurants, hotels, and residential growth
- High visibility + strong daytime population.

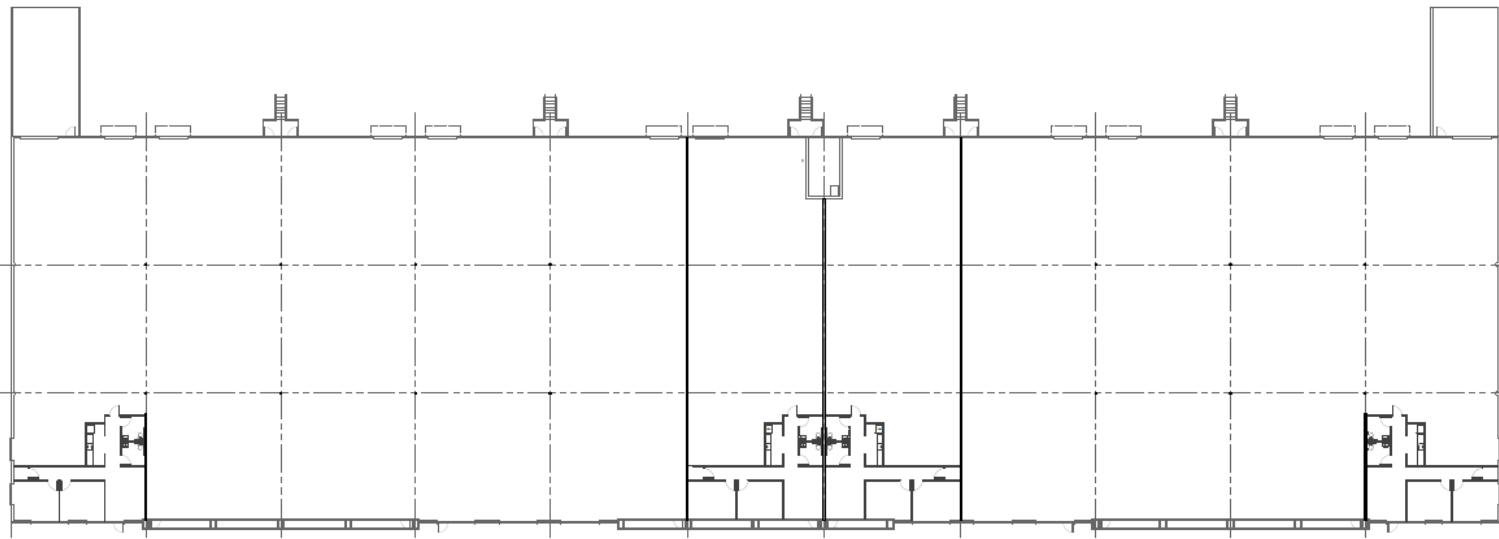


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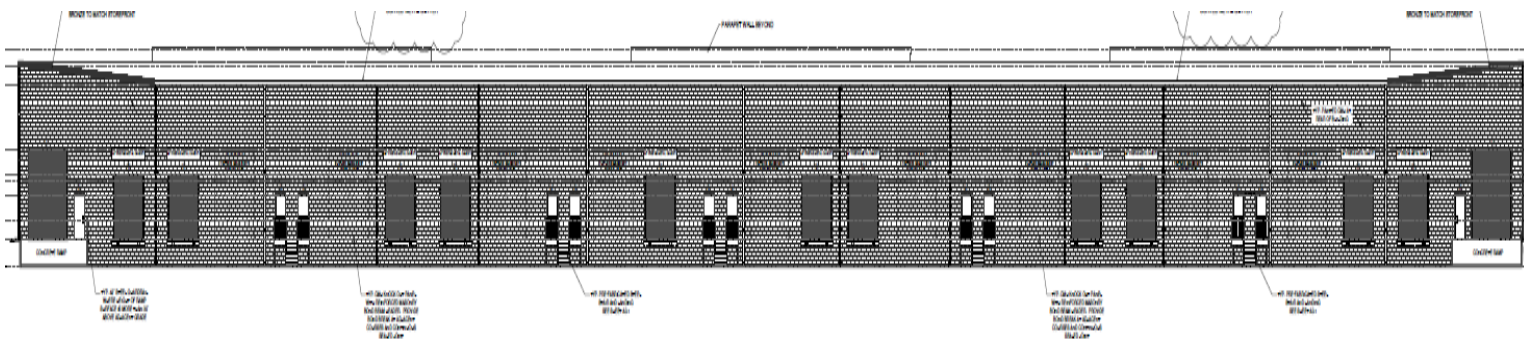
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A2.0
CONCEPT ELEVATION - REAR
"Schematic"



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