

4249 CHAMBLEE ROAD, OAKWOOD, GA 30566 |  [CLICK HERE TO VIEW PROPERTY VIDEO](#)

OAKWOOD COMMERCE CENTER II

TWO BUILDINGS | 386,606 TOTAL SF AVAILABLE



**CROW
HOLDINGS**

INDUSTRIAL



PRICE WEAVER
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HOOPER WILKINSON
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HARRISON MARSTELLER
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JACK ALBERT
+1 470 361 2633
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PROPERTY SPECIFICATIONS



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

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

SITE PLAN



ACCESS | LOCATION



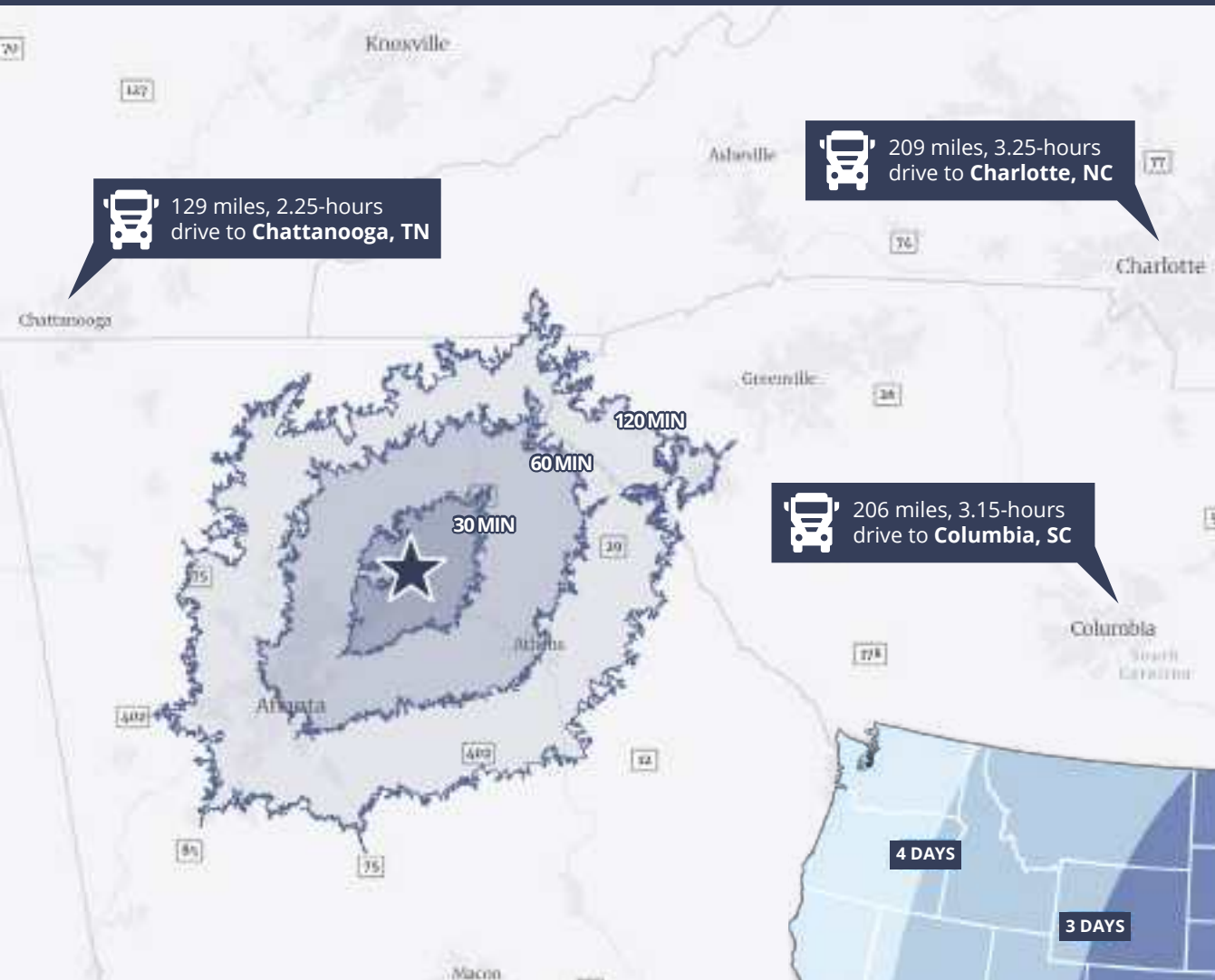
INTERSTATE 985
1.6 MILES
to I-985 via Exit 14

INTERSTATE 985
2.7 MILES
to I-985 via Exit 17

INTERSTATE 85
13 MILES
to I-85

INTERSTATE 285
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

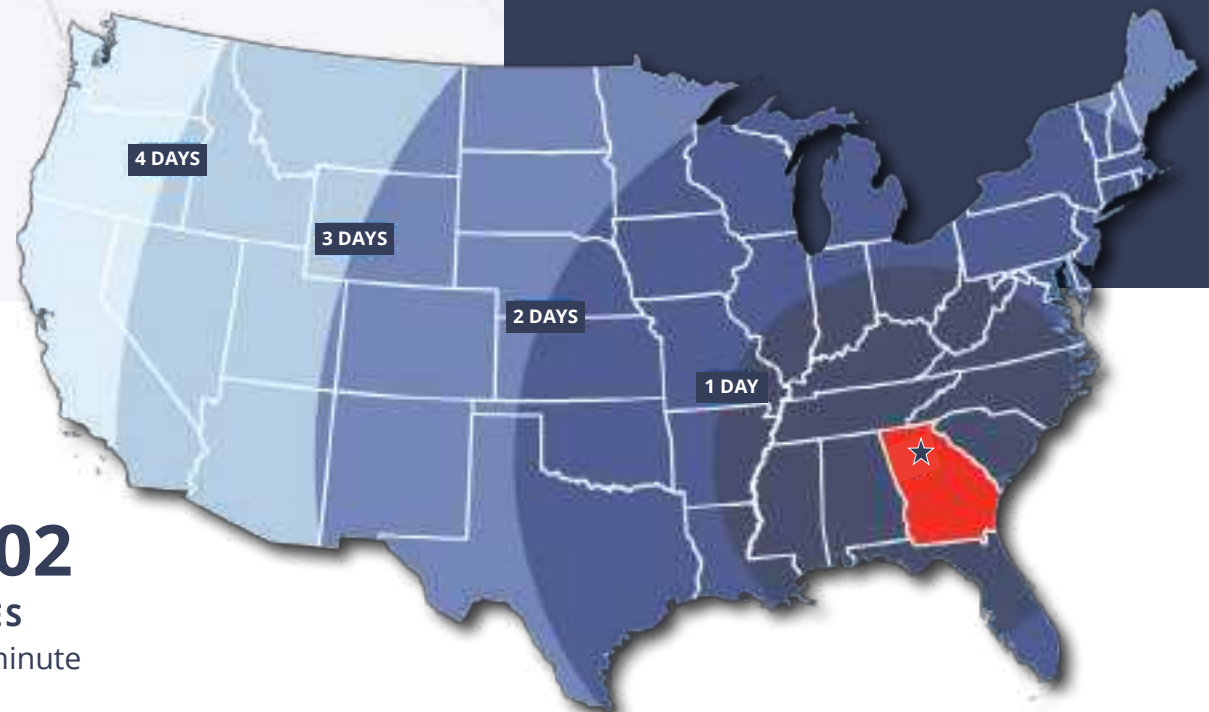
within a 60 minute drive time



156,002

BUSINESSES

within a 60 minute drive time



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