

FULLY DELIVERED | READY FOR OCCUPANCY

OAKWOOD COMMERCE CENTER

62,377 SF AVAILABLE | 4000 CHAMBLEE ROAD, OAKWOOD, GA 30566



**CROW
HOLDINGS**
INDUSTRIAL



PRICE WEAVER

+1 404 210 4981

pweaver@broadpoint-partners.com

HOOPER WILKINSON

+1 850 694 4667

hwilkinson@broadpoint-partners.com

HARRISON MARSTELLER

+1 404 877 9219

harrison.marsteller@colliers.com

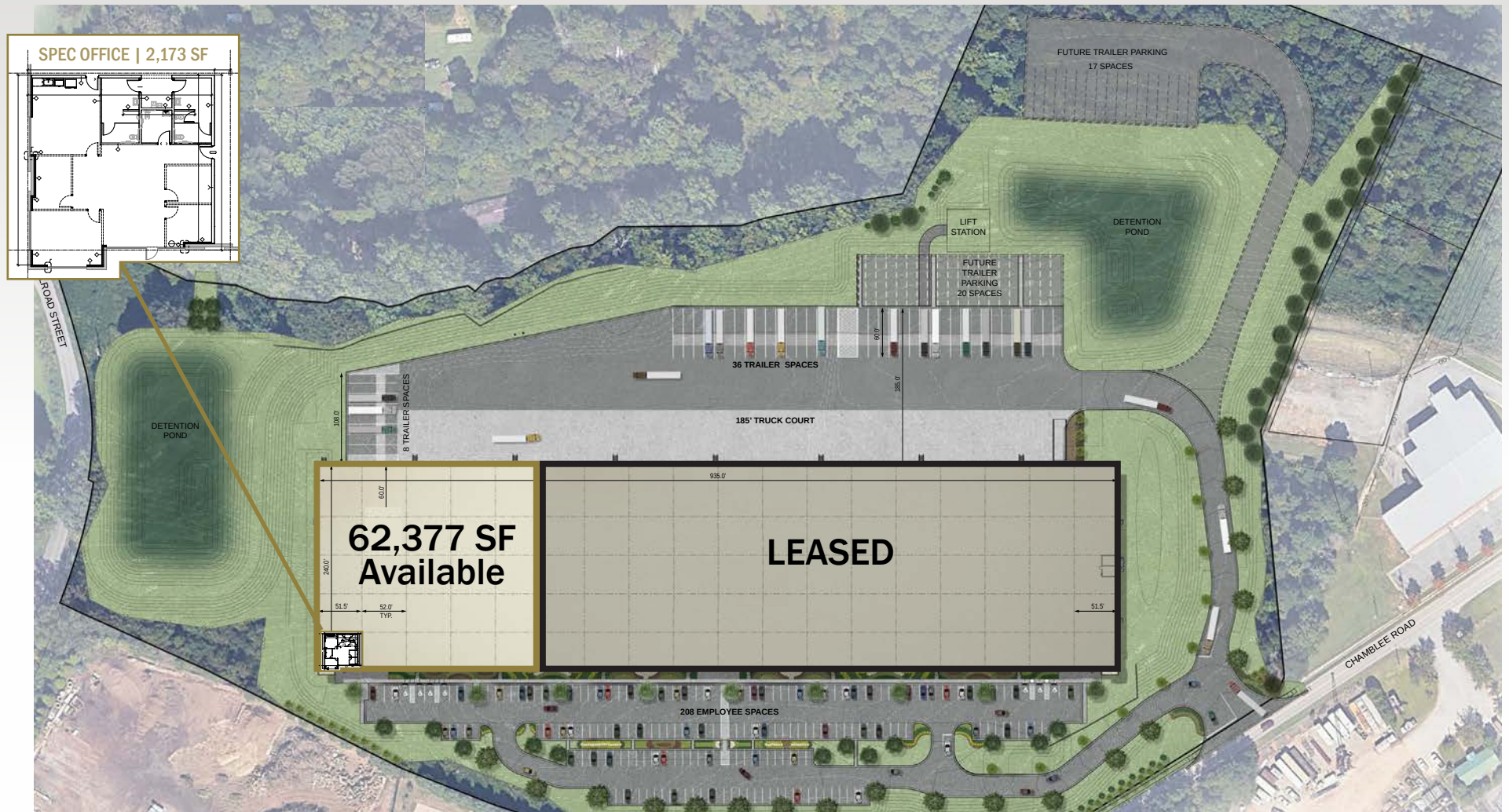
ANTHONY PTACEK

+1 404 877 9224

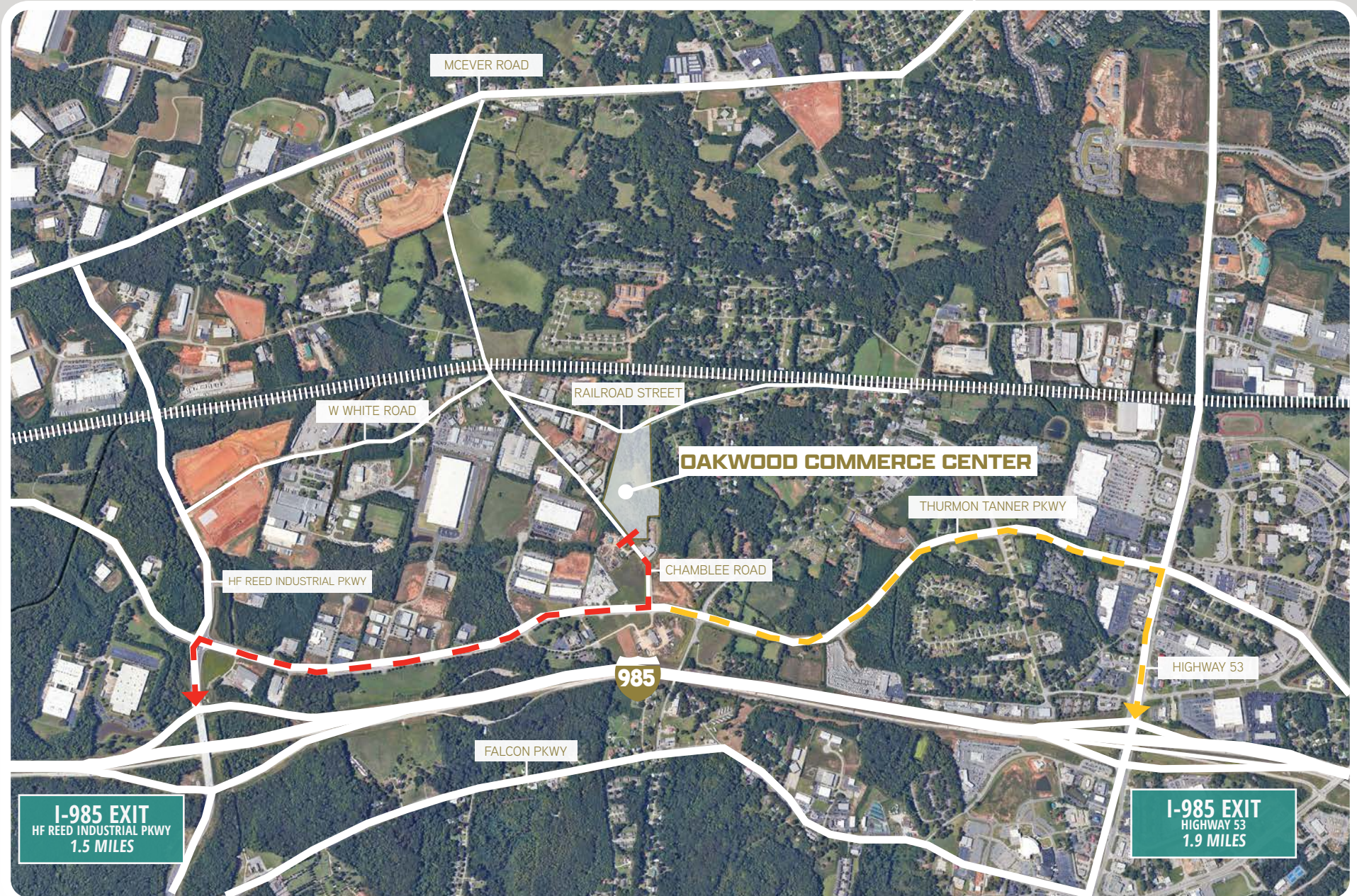
anthony.ptacek@colliers.com

SITE PLAN & FEATURES

TOTAL BUILDING SQUARE FEET	224,599	COLUMN SPACING	52' x 45'; 60' speed bay
TOTAL AVAILABLE SQUARE FEET	62,377	TRAILER PARKS	12
SPEC OFFICE SF	2,173	AUTO PARKS	58
BUILDING DEPTH	240'	SLAB	6" 4,000 PSI
CLEAR HEIGHT	32'	SPRINKLERS	ESFR
DOCK HIGH DOORS	10 (expandable to 12)	ADDITIONAL FEATURES	Clerestory windows, 1.5 air change per hour



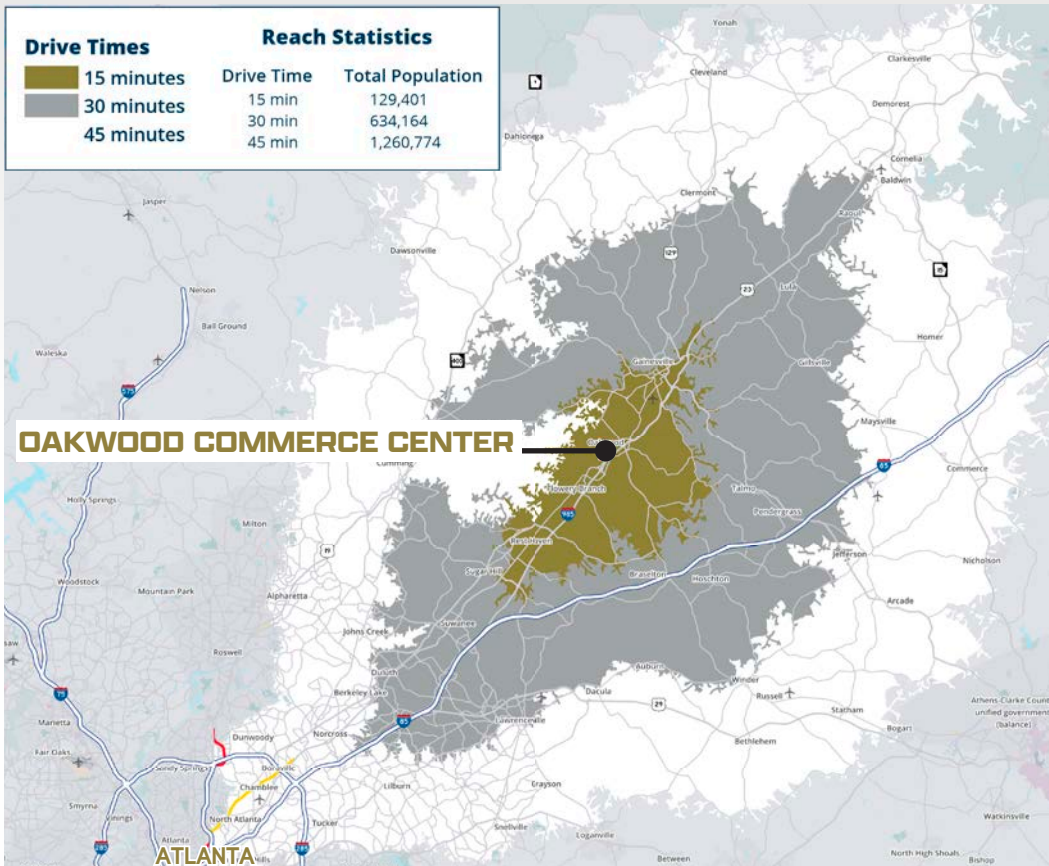
ACCESS & LOCATION



LOCATION

Crow Holdings Industrial is pleased to announce Oakwood Commerce Center, a 224,599 SF industrial development. Oakwood Commerce Center is a best-in-class rear-load warehouse in Oakwood, GA with convenient access to strong pools of labor in Oakwood, Gainesville, and Buford.

Oakwood Commerce Center is located 1.5 miles from I-985 via a full diamond interchange. Within a 25 mile commuting distance, the site has a labor force in excess of 400,000 people. Oakwood Commerce Center also offers access to Georgia's newest inland port in Gainesville. This inland port will provide a direct link to the Port of Savannah via Norfolk Southern.



Points of Interest

Hartsfield-Jackson Int'l. Airport	55.1 Miles
Atlanta CBD	45.1 Miles
UPS Package Hub (Buford)	7.4 Miles
FedEx Ground Hub (Braselton)	12.5 Miles
Inland Port - Gainesville	12.5 Miles

Interstates

Interstate 985 (via HF Reed Industrial Pkwy)	1.5 Miles
Interstate 985 (via Highway 53)	1.9 Miles
Interstate 85	15.0 Miles
Interstate 285	32.0 Miles





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ANTHONY PTACEK
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anthony.ptacek@crowholdings.com

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