



# 214,481 SF Available For Lease

5761 McEver Road | Oakwood, GA 30542

**SCOTT PLOMGREN**

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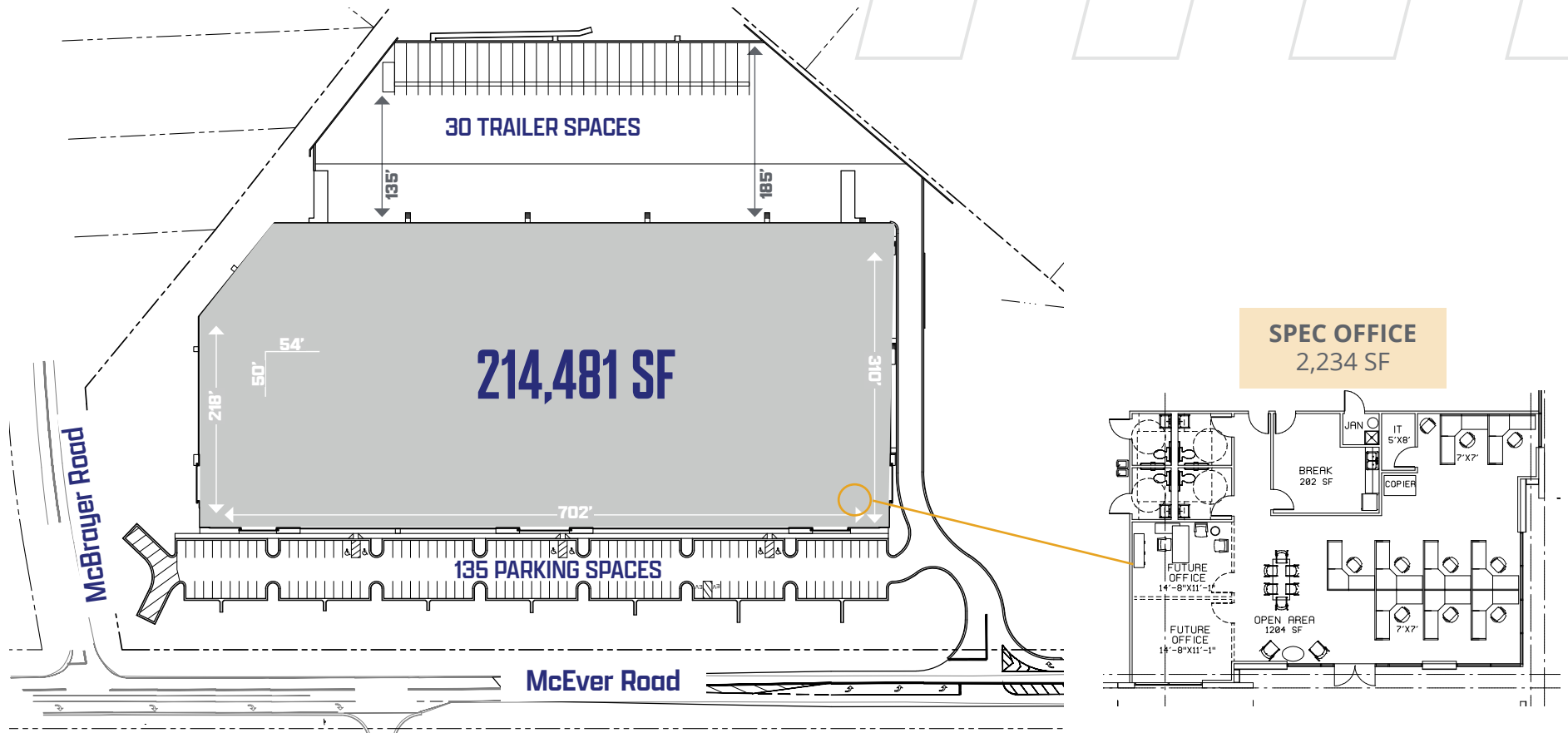


**CABOT**

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# Building Specifications



<b>Square Footage</b>	214,481 SF	<b>Clear Height</b>	32'	<b>Sprinkler</b>	ESFR
<b>Acres</b>	13.14	<b>Dock Doors</b>	34 - (9' x 10' ) with 12 - 35,000 lb levelers	<b>Power</b>	2,000 amp, 3-phase
<b>Office SF</b>	2,234 SF	<b>Drive-in Doors</b>	2 (12' x 14')	<b>Lighting</b>	LED - 30 FC
<b>Configuration</b>	Rear load	<b>Truck Court Depth</b>	185'	<b>Roof</b>	60 MIL TPO, R20
<b>Building Dimensions</b>	702' x 310'	<b>Trailer Parking</b>	30 (excl. dock position spaces)	<b>Slab</b>	7" slab, 4,000 PSI
<b>Column Spacing</b>	54' x 50'	<b>Auto Parking</b>	135		





# Location

Cabot Properties is pleased to announce their newest asset, **McEver 985 Distribution Center**. McEver Distribution Center is a 13 acre, 214,479 SF industrial development located in the city of Flowery Branch, Georgia. The project offers superior access to I-985 and I-85 for local and regional distribution.

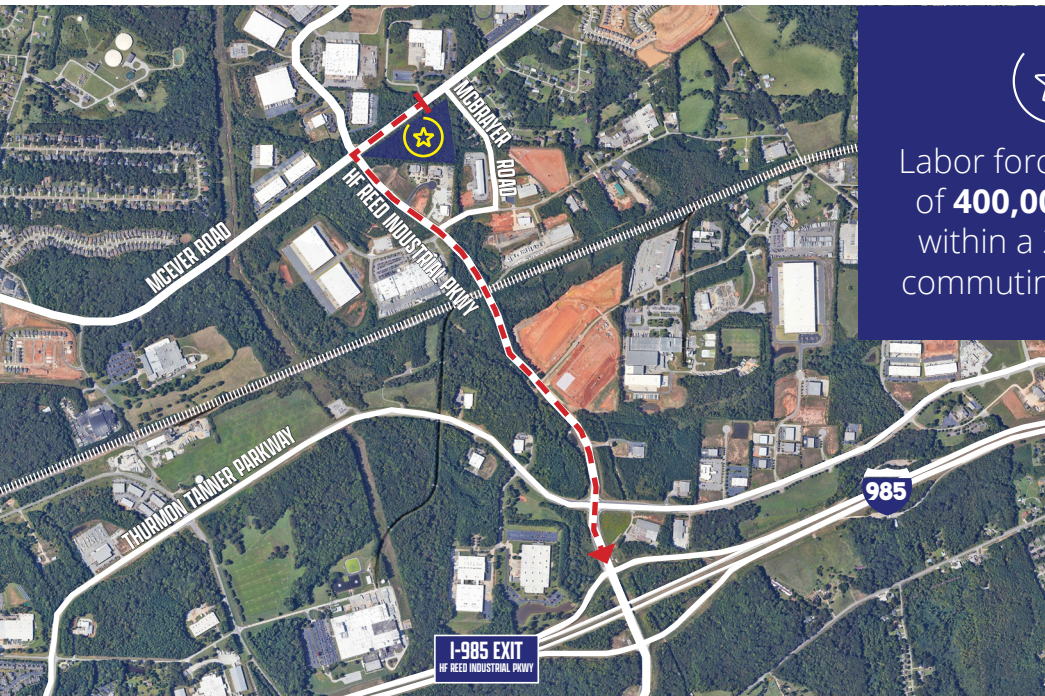
McEver 985 Distribution Center is located 1.4 miles from I-985 via a full diamond interchange. It also offers access to Georgia's newest inland port in Gainesville. Aiming to break ground in 2022, the planned 104-acre Northeast Georgia Inland Port will provide a direct link to the Port of Savannah via Norfolk Southern.

Neighboring tenants include King's Hawaiian, UPS, Mars Wrigley, Test Rite, and Continental Tire.

	Distance	Drive Time
Interstate 985	1.4 miles	1 minute
Interstate 85	14.8 miles	22 minutes
Interstate 285	31.9 miles	37 minutes

Hartsfield-Jackson Intl Airport	55.0 miles	55 minutes
Atlanta CBD	46.0 miles	47 minutes
UPS Buford - Package Hub	5.3 miles	7 minutes
Inland Port - Gainesville	14.4 miles	16 minutes



Labor force in excess of **400,000 people** within a 25 minute commuting distance.







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