

4250 CHAMBLEE ROAD, OAKWOOD, GA 30566



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# OAKWOOD COMMERCE CENTER II

TWO BUILDINGS | 277,606 TOTAL SF AVAILABLE



404.853.9000 FOR LEASE

**CROW HOLDINGS**

INDUSTRIAL



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# PROPERTY SPECIFICATIONS

## BUILDING 100

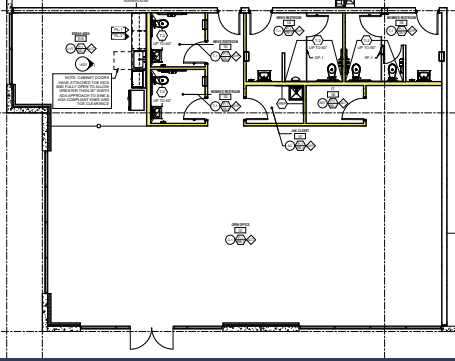
## BUILDING 200

<b>AVAILABLE SF</b>	168,053 SF
<b>DIVISIBILITY</b>	51,600 SF
<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>POWER</b>	3000A switchboard
<b>LIGHTING</b>	LED Lighting @25 FC

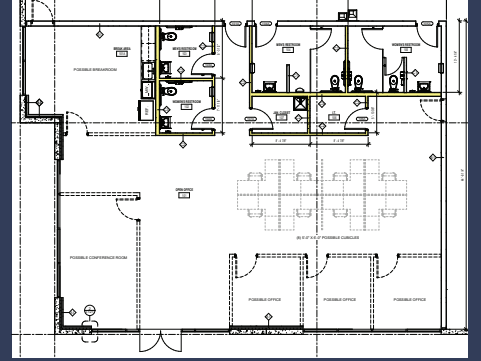
<b>AVAILABLE SF</b>	109,553 SF
<b>DIVISIBILITY</b>	59,660 SF
<b>BUILDING DIMENSIONS</b>	950' x 230'
<b>CLEAR HEIGHT</b>	32'
<b>DOCK HIGH DOORS</b>	40 (9' x 10')
<b>COLUMN SPACING</b>	54' x 57'; 60' speed bays
<b>AUTO PARKING</b>	85 spaces
<b>TRAILER PARKING</b>	37 spaces
<b>SLAB</b>	6" 4,000 PSI
<b>SPRINKLERS</b>	ESFR
<b>POWER</b>	2000A switchboard
<b>LIGHTING</b>	LED Lighting @25 FC

# SITE PLAN

**Building 100 - 2,612 SF Office**



**Building 200 - 2,612 SF Office**



**BUILDING 100**  
168,053 SF

**BUILDING 200**  
109,553 SF

**LEASED**

18 FUTURE TRAILER SPACES  
27 TRAILER SPACES  
135 - 185 TRUCK COURT

118 EMPLOYEE SPACES

151 FUTURE SPACES

171 EMPLOYEE SPACES

54 TRAILER SPACES  
185 TRUCK COURT

60'  
54'  
45'

60'  
54'  
57'

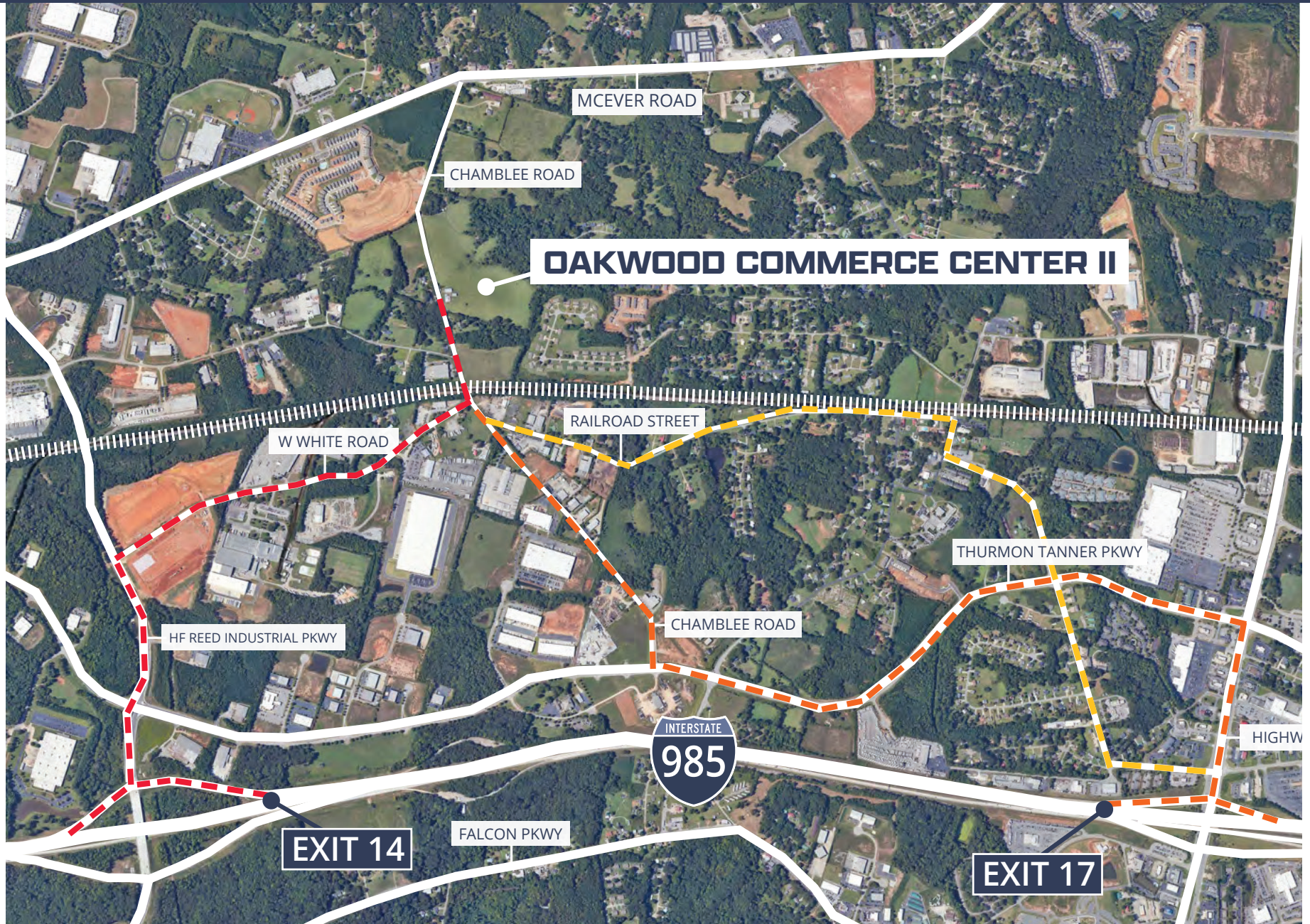
700'

230'

240'

980'

# ACCESS | LOCATION



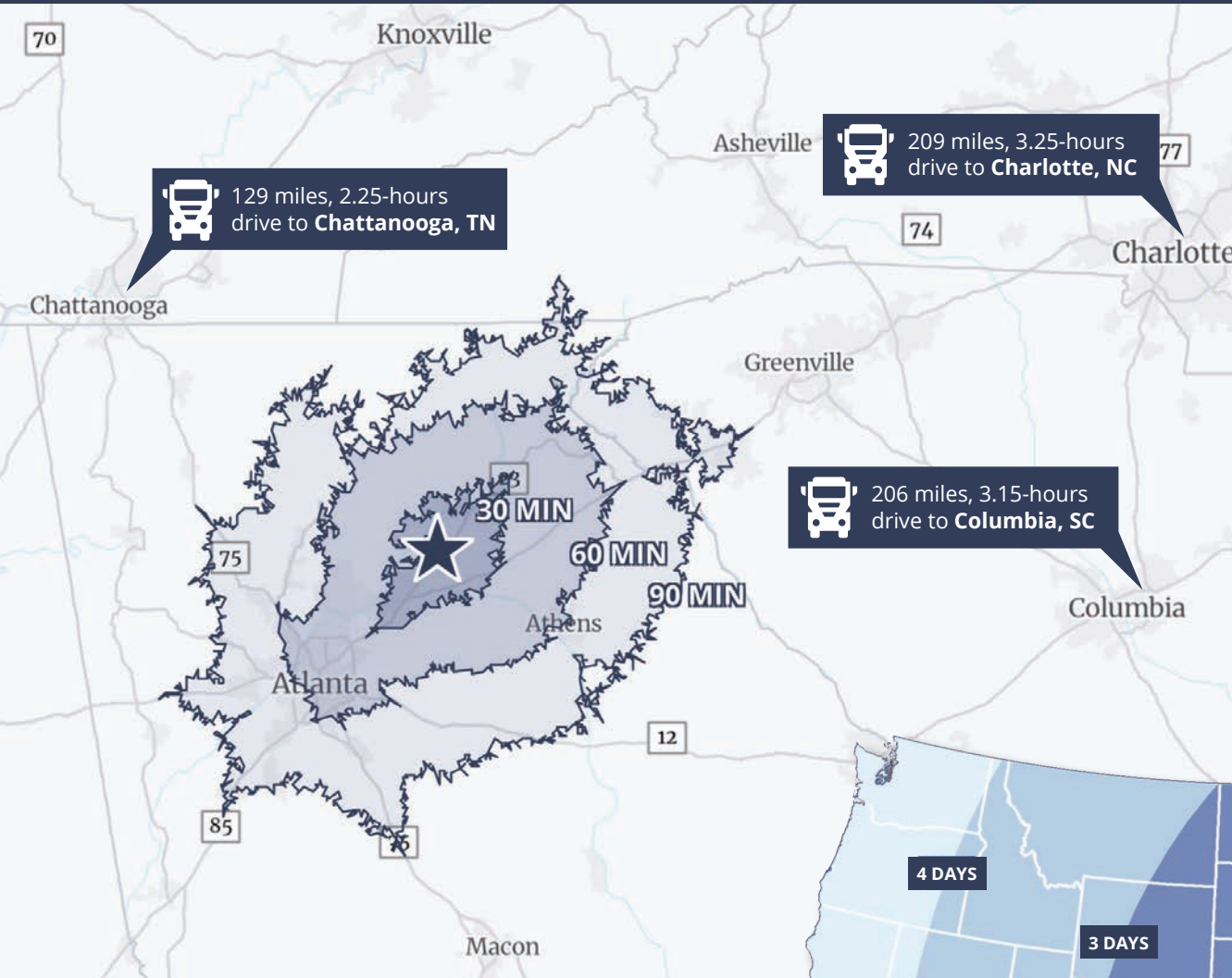
 **1.6 MILES**  
to I-985  
via Exit 14

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

 **13 MILES**  
to I-85

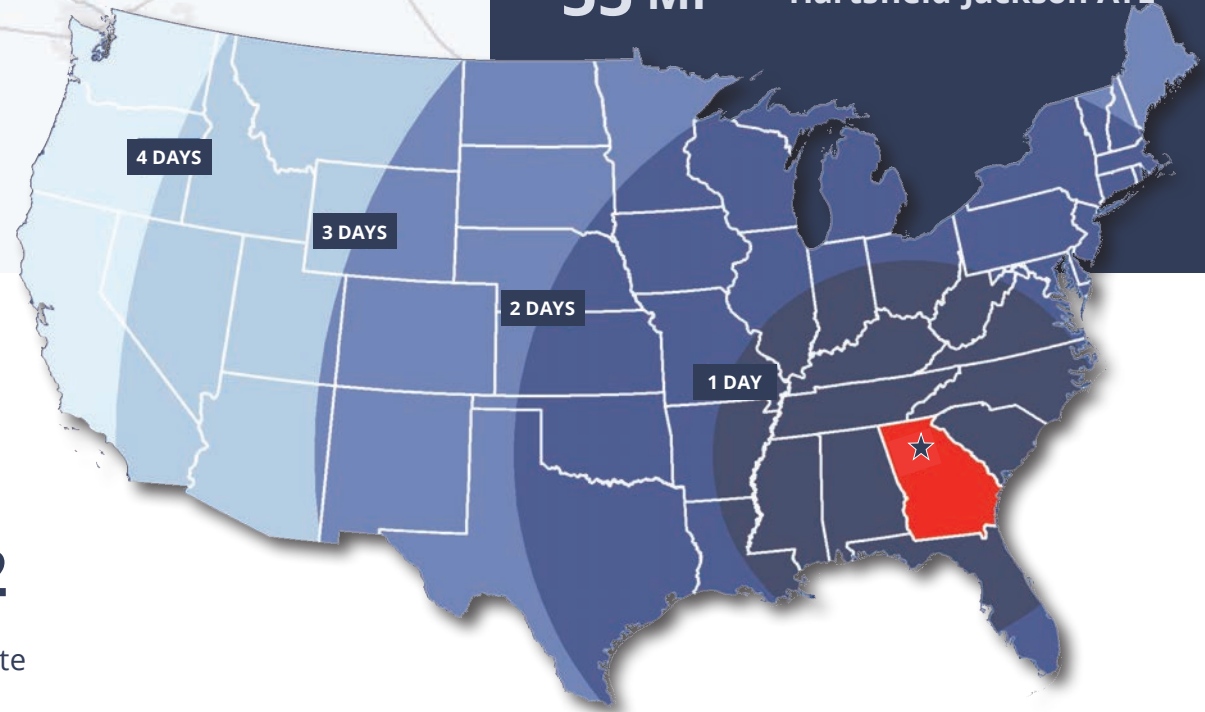
 **32 MILES**  
to I-285

# 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.

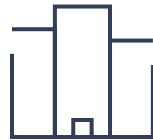
- 12 MI** Inland Port Gainesville
- 7.4 MI** UPS Ground Hub Buford
- 12 MI** FedEx Ground Hub Braselton
- 45 MI** Downtown Atlanta
- 55 MI** Hartsfield-Jackson ATL



**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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