



LOGISTICS[®]
PROPERTY
CO

OAKWOOD 985 BUSINESS PARK

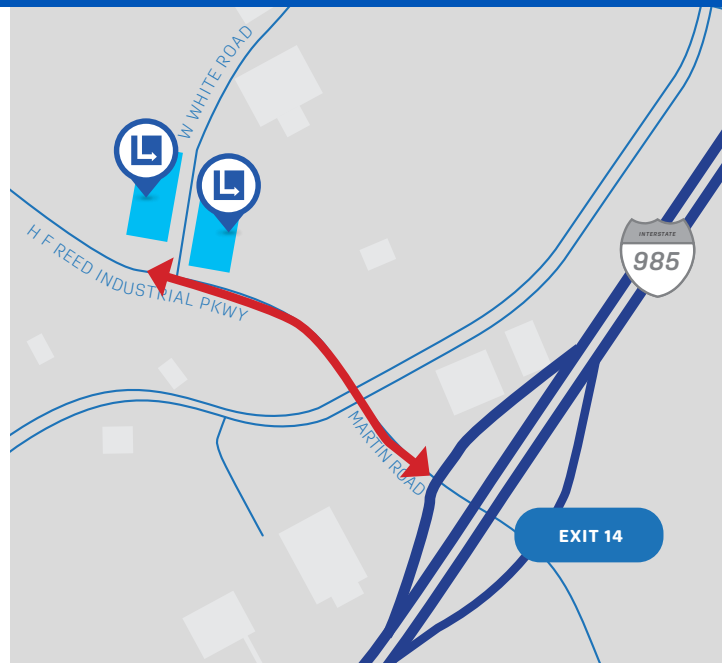
H.F. Reed Industrial Parkway and West White Road, Oakwood, GA

LEASED



TWO BUILDINGS TOTALING 424,410 SF • DELIVERING Q2 2021

- State-of-the art, Class A distribution facilities
- Divisible to suit 37,440 sf to 249,645 sf
- 0.33 mile to I-985 interchange at Exit 14, H. F. Reed Industrial Parkway
- 13 miles to I-85
- 13 miles to future Northeast Georgia Intermodal
- 13 miles to I-85 Brasleton FedEx Ground Distribution
- 9 miles to Buford FedEx Freight
- Highly desirable Hall County location, just south of Gainesville
- Remarkable access to residential, skilled labor, and end users

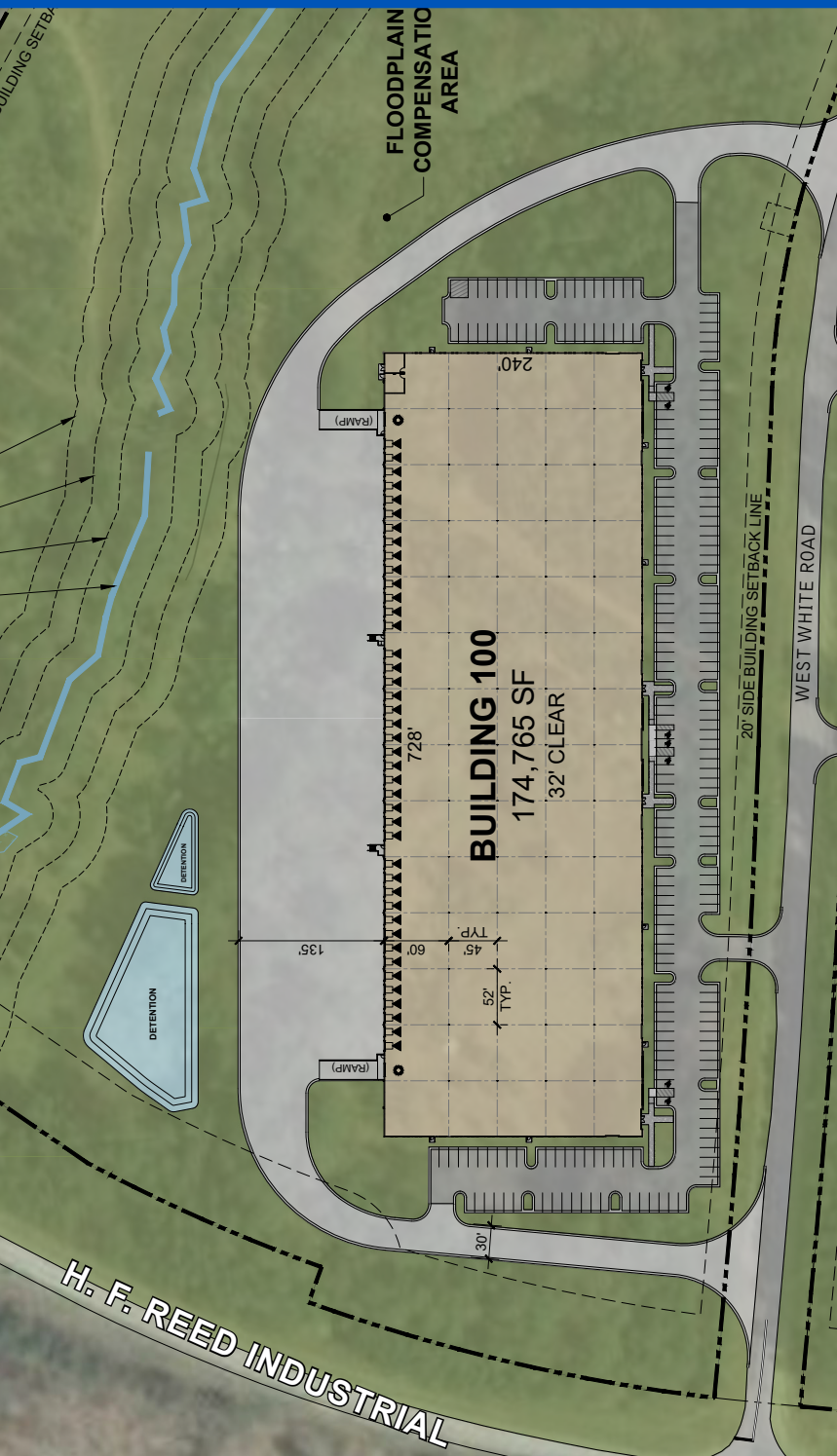




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H.F. Reed Industrial Parkway and West White Road, Oakwood, GA



BUILDING 100

Building Size(s)	174,765 SF
Building Clear Height	32' clear
Building Dimensions	240' x 728'
Bay Spacing	52W' x 45'D (60' Speed Bay)
Office Space	BTS
Automobile Parks	221 spaces
Dock Doors	42 – 9' x 10'
Drive In Doors	2 – 12' x 14'
Concrete Floor Slab	6" thick, 4,000 psi concrete slab over 10 mil vapor barrier
Fire Protection	ESFR (Early Suppression Fast Response) fire sprinkler system
Roof System	Single ply, mechanically fastened TPO roof membrane (60 mil) with a 20-year manufacturer's warranty
Truck Court	135' Deep
Exterior Wall Construction	Load bearing tilt-up concrete panels



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BUILDING 200	
Building Size(s)	249,645 sf
Building Clear Height	32' clear
Building Dimensions	300' x 832'
Bay Spacing	52W' x 48'D (60' Speed Bay)
Office Space	BTS
Automobile Parks	217 spaces (Expandable to 260)
Dock High Doors	45 doors
Drive-In Ramps	2 – 12' x 14'
Concrete Floor Slab	6" thick, 4,000 psi concrete slab over 10 mil vapor barrier
Fire Protection	ESFR (Early Suppression Fast Response) fire sprinkler system
Roof System	Single ply, mechanically fastened TPO roof membrane (60 mil) with a 20-year manufacturer's warranty
Truck Court	190' Deep
Trailer Parking	43 spaces
Exterior Wall Construction	Load bearing tilt-up concrete panels



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H.F. Reed Industrial Parkway and West White Road, Oakwood, GA

NORTHEAST GEORGIA
 INLAND PORT

Lee Gilmer
 Memorial
 Airport (GVL)

**PRIME LOCATION FOR
 LABOR, LOCAL AND
 REGIONAL DISTRIBUTION**

**OAKWOOD 985
 BUSINESS PARK**



EXIT 14

Lake Lanier
 Islands Park

Rest Haven

Buford

FedEx.

Flowery Branch

Oakwood

Spartan Springs Rd

Friendship Rd

Old Winder Hwy

FedEx.

Braselton

Hoschton

124

Little
 Mulberry Park

Auburn

Carl

Winder

Dacula

Buford Dr