

SITE A

Enterprise Way
Oakwood, GA 30566

- 13.28 ACRES FOR SALE
- UP TO 193,000 SF FOR SALE OR LEASE



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SITE A PROPOSED SINGLE BUILDING OPTION



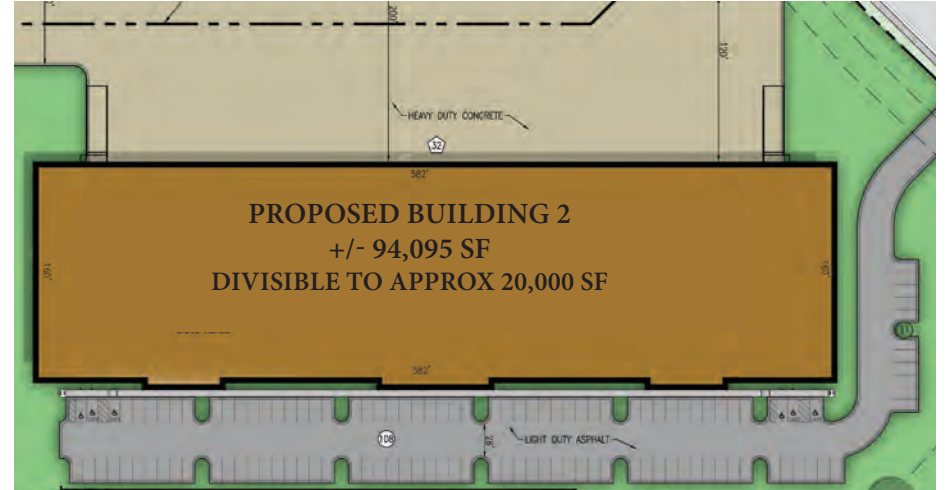
Address	Enterprise Way, Oakwood, GA 30566
Proposed Building SF	193,000 SF
Total Acres (Site A)	13.28 acres
Clear Height	36' clear
Dock Doors	26 (9' x 10') dock doors
Drive-In Doors	2 (12' x 14') drive-in doors
Auto Parking	196 auto parks
Trailer Parking	30 trailer parks
Column Spacing	52' w x 50' d
Roof	60 mil, R-20 TPO
Sprinkler System	ESFR
Slab	6" unreinforced, 4,000 PSI
Truck Court	135-185' truck court with 60' concrete apron and 10' dolly strips
Additional Features	5' x 5' Clerestory Windows

SITE A - PROPOSED BUILDING 1



Address	Enterprise Way, Oakwood, GA 30566
Proposed Building SF	83,769 SF, divisible to approx 20,000 SF
Total Acres (Site A)	5.27 acres
Clear Height	32' clear
Dock Doors	29 (9' x 10') dock doors
Drive-In Doors	2 (12' x 14') drive-in doors
Auto Parking	72 auto parks
Column Spacing	52' x 50'
Roof	60 mil, R-20 TPO
Sprinkler System	ESFR
Slab	6" unreinforced, 4,000 PSI
Truck Court	200' all-concrete shared truck court
Additional Features	5' x 5' clerestory windows

SITE A - PROPOSED BUILDING 2



Address	Enterprise Way, Oakwood, GA 30566
Proposed Building SF	94,095 SF, divisible to approx 20,000 SF
Total Acres (Site A)	8.02 acres
Clear Height	32' clear
Dock Doors	32 (9' x 10') dock doors
Drive-In Doors	2 (12' x 14') drive-in doors
Auto Parking	119 auto parks
Column Spacing	52' x 50'
Roof	60 mil, R-20 TPO
Sprinkler System	ESFR
Slab	6" unreinforced, 4,000 PSI
Truck Court	200' all-concrete shared truck court
Additional Features	5' x 5' clerestory windows

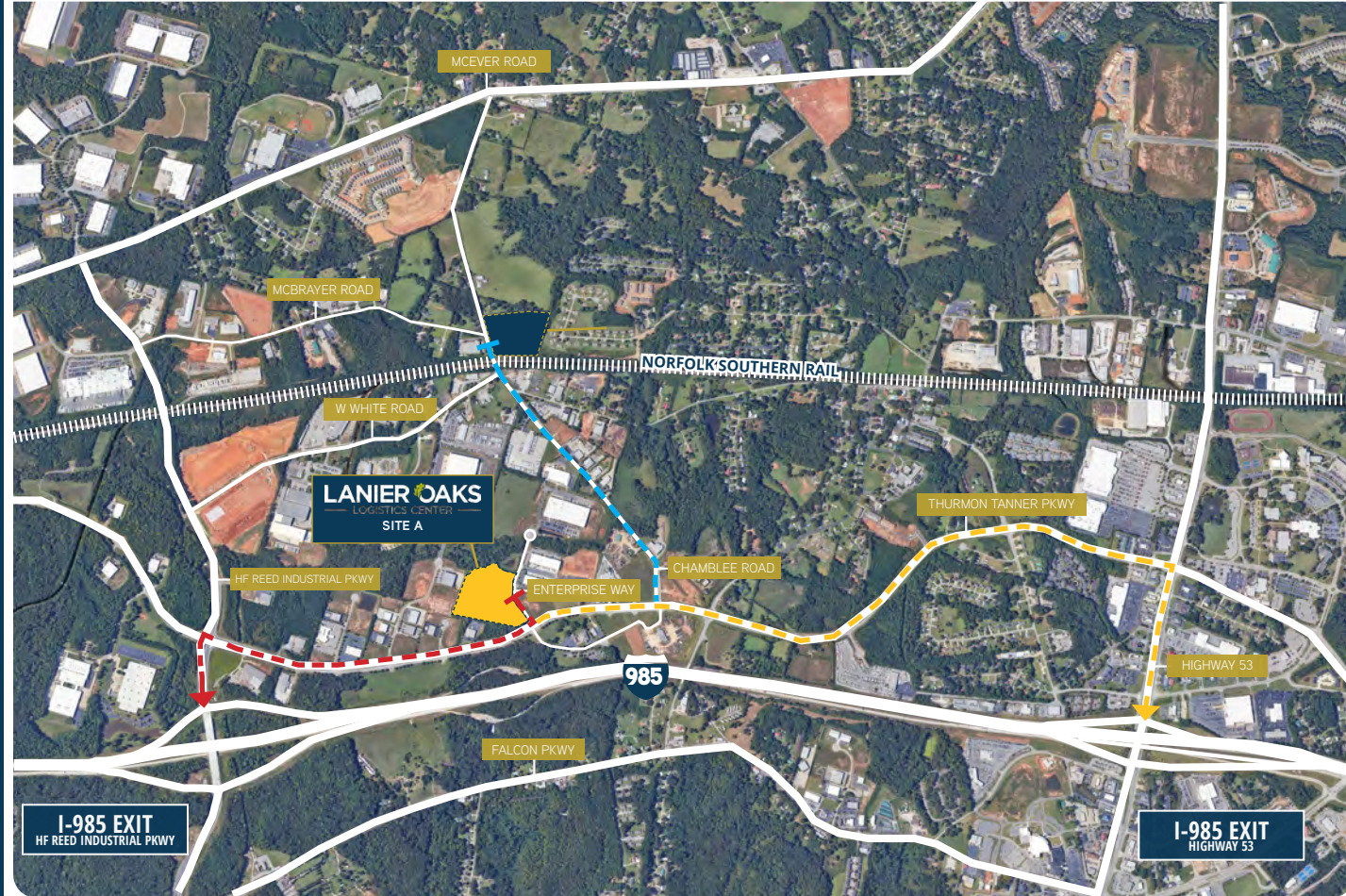
OVERALL SITE PLAN - PROPOSED BUILDINGS 1 & 2



LANIER OAKS

LOGISTICS CENTER

LOCATION

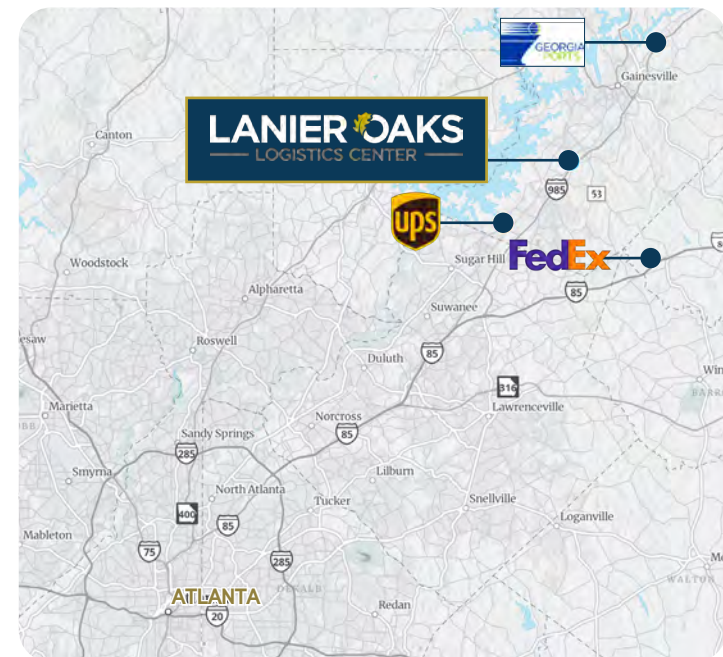


Points of Interest

Hartsfield-Jackson Int'l. Airport	54.6 Miles
Atlanta CBD	45.8 Miles
UPS Package Hub (Buford)	7.6 Miles
FedEx Ground Hub (Braselton)	12.7 Miles
Inland Port - Gainesville	15.9 Miles

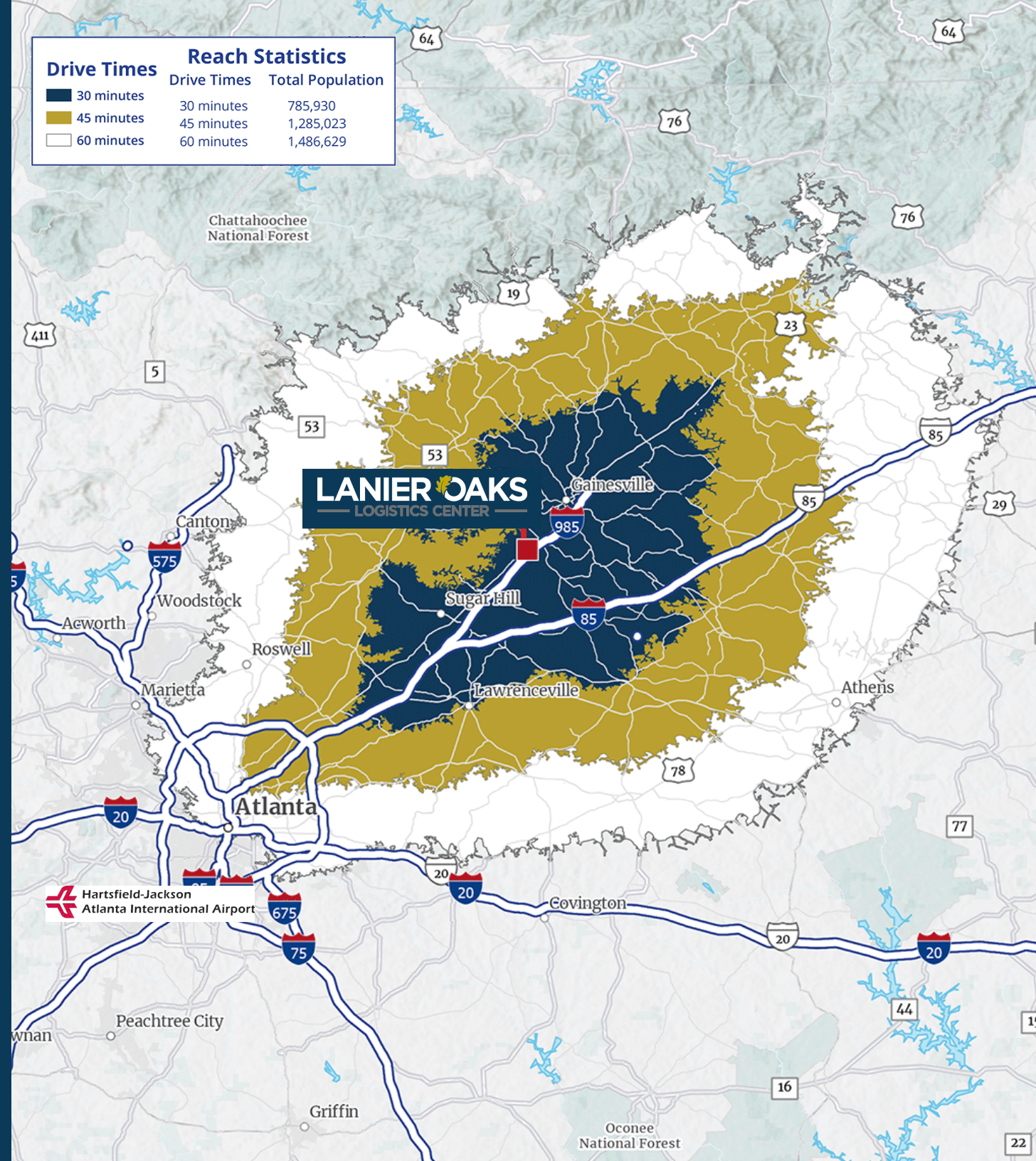
Interstates

Interstate 985 (via HF Reed Industrial Pkwy)	1.1 Miles
Interstate 985 (via Highway 53)	2.2 Miles
Interstate 85	14.8 Miles
Interstate 285	32.8 Miles



LOCATION

The asset features immediate access to I-985 via the H.F. Reed Industrial Parkway interchange. The Georgia Ports Authority, Hall County and Norfolk Southern have commenced construction on the new Northeast Georgia Inland Port, which will offer tenants direct rail access via Norfolk Southern to the Port of Savannah.



LANIER OAKS

LOGISTICS CENTER

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