

# LANIER OAKS

— LOGISTICS CENTER —

## SITE B

Chamblee Road  
Oakwood, GA 30566

- 8.88 ACRES FOR SALE
- UP TO 100,000 SF FOR SALE OR LEASE



**Colliers Atlanta**  
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## SITE B PROPOSED BUILDING

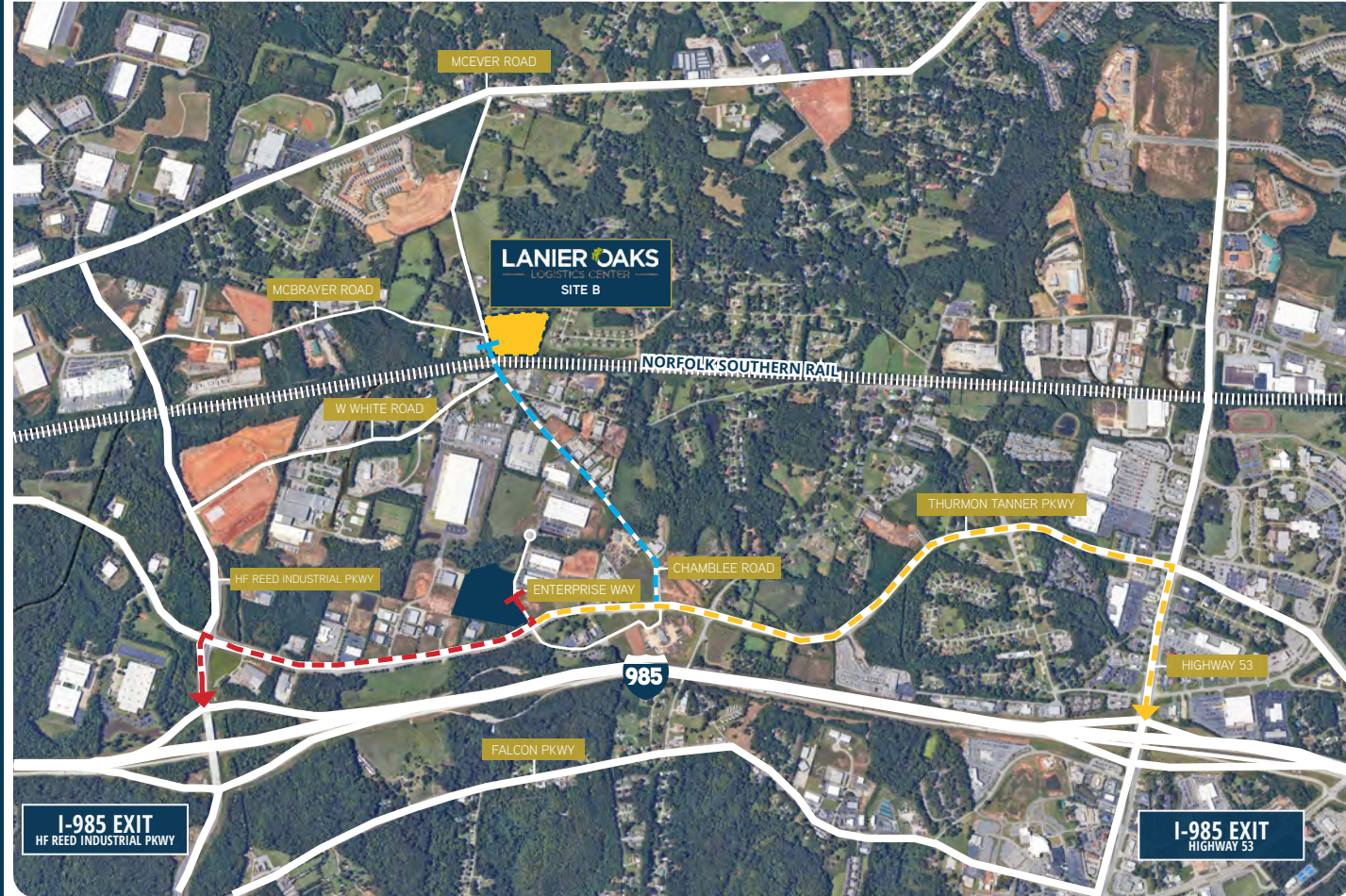


|                      |                                                                   |
|----------------------|-------------------------------------------------------------------|
| Address              | Chamblee Road, Oakwood, GA 30566                                  |
| Proposed Building SF | 100,000 SF, divisible to approximately 30,000 SF                  |
| Total Acres (Site B) | 8.88 acres                                                        |
| Clear Height         | 32' clear                                                         |
| Dock Doors           | 28 (9' x 10') dock doors                                          |
| Drive-In Doors       | 2 (12' x 14') drive-in doors                                      |
| Auto Parking         | 85 auto parks                                                     |
| Trailer Parking      | 23 trailer parks                                                  |
| Column Spacing       | 52' x 53' 4"                                                      |
| 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                                        |

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## LOCATION

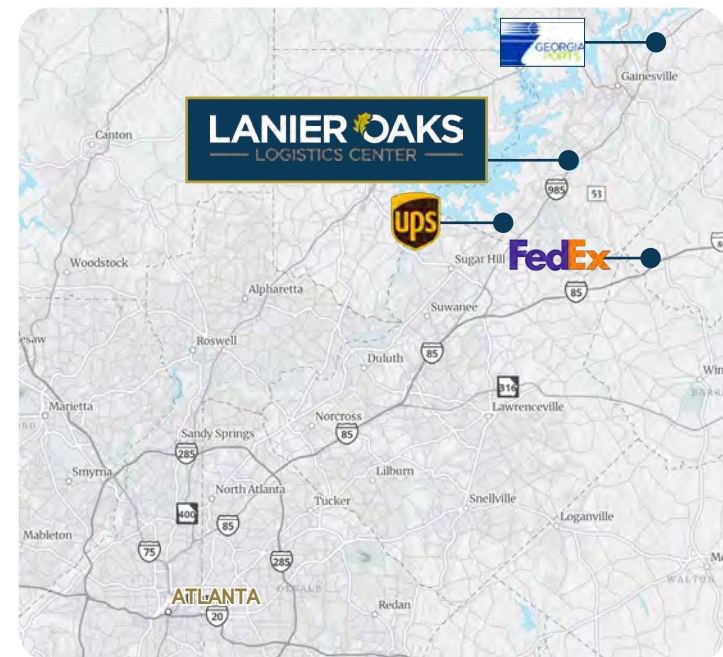


### Points of Interest

|                                   |            |
|-----------------------------------|------------|
| 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 |

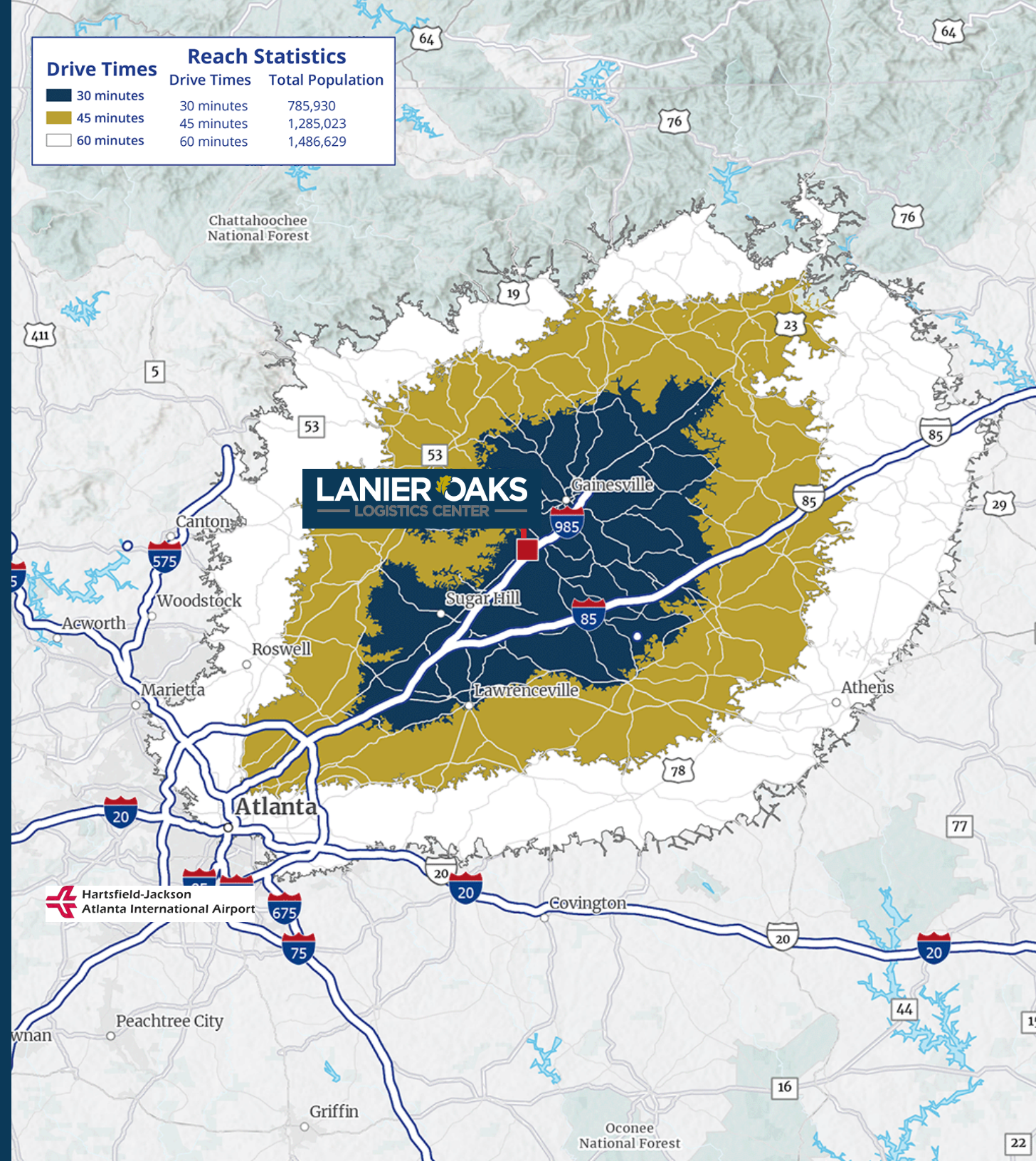
### Interstates

|                                              |            |
|----------------------------------------------|------------|
| 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.



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