

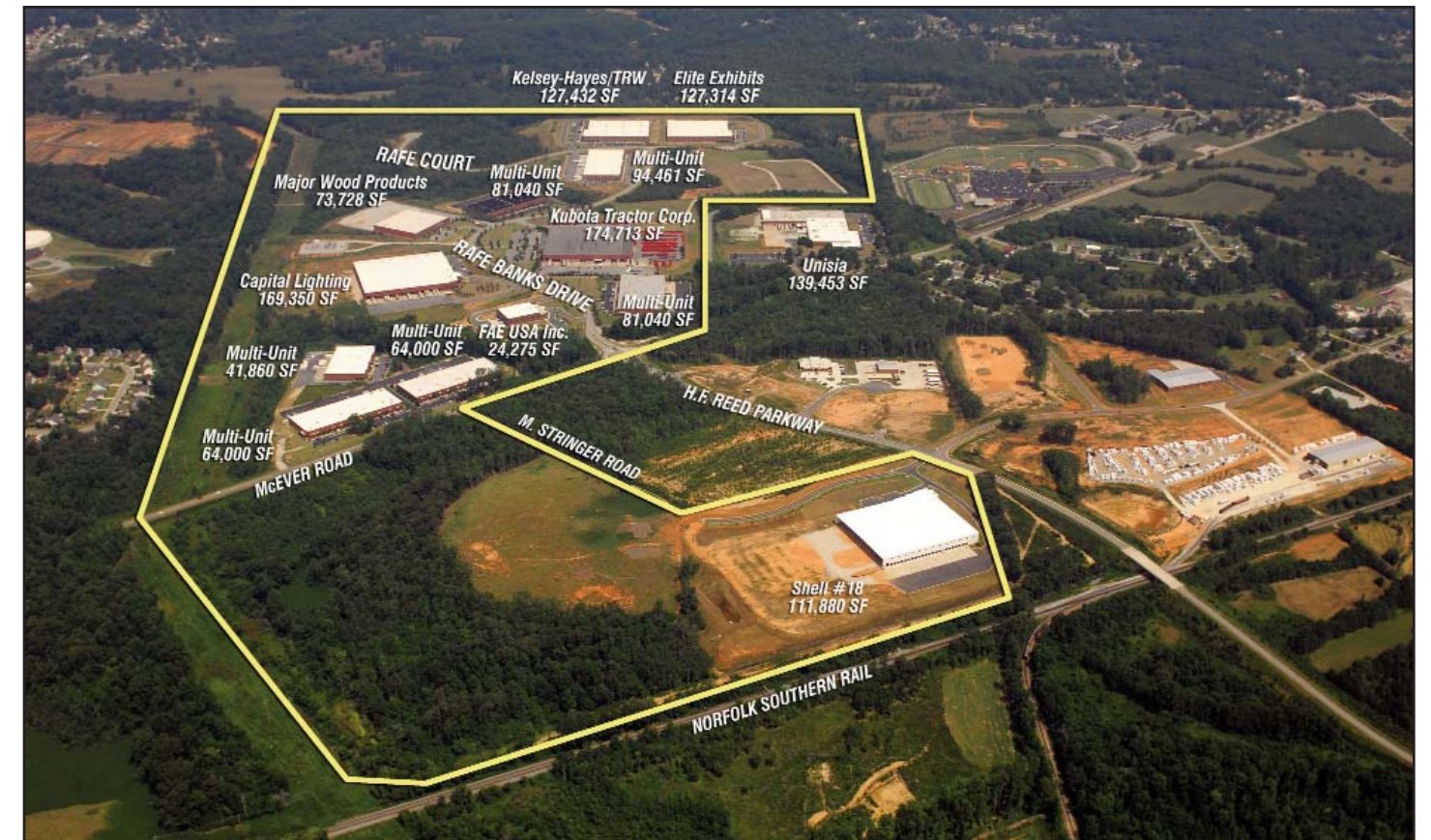


HALL COUNTY / OAKWOOD, GEORGIA

OAKWOOD SOUTH INDUSTRIAL PARK

7 - 50± ACRE SITES
(Rail Sites Available)

MANUFACTURING | WAREHOUSE | DISTRIBUTION



www.PattilloRE.com

5830 East Ponce de Leon Avenue | Stone Mountain, GA 30083
Mailing Address: P.O. Box 67 | Tucker, GA 30085-0067
Phone: (770) 938-6366 | Fax: (770) 939-4627

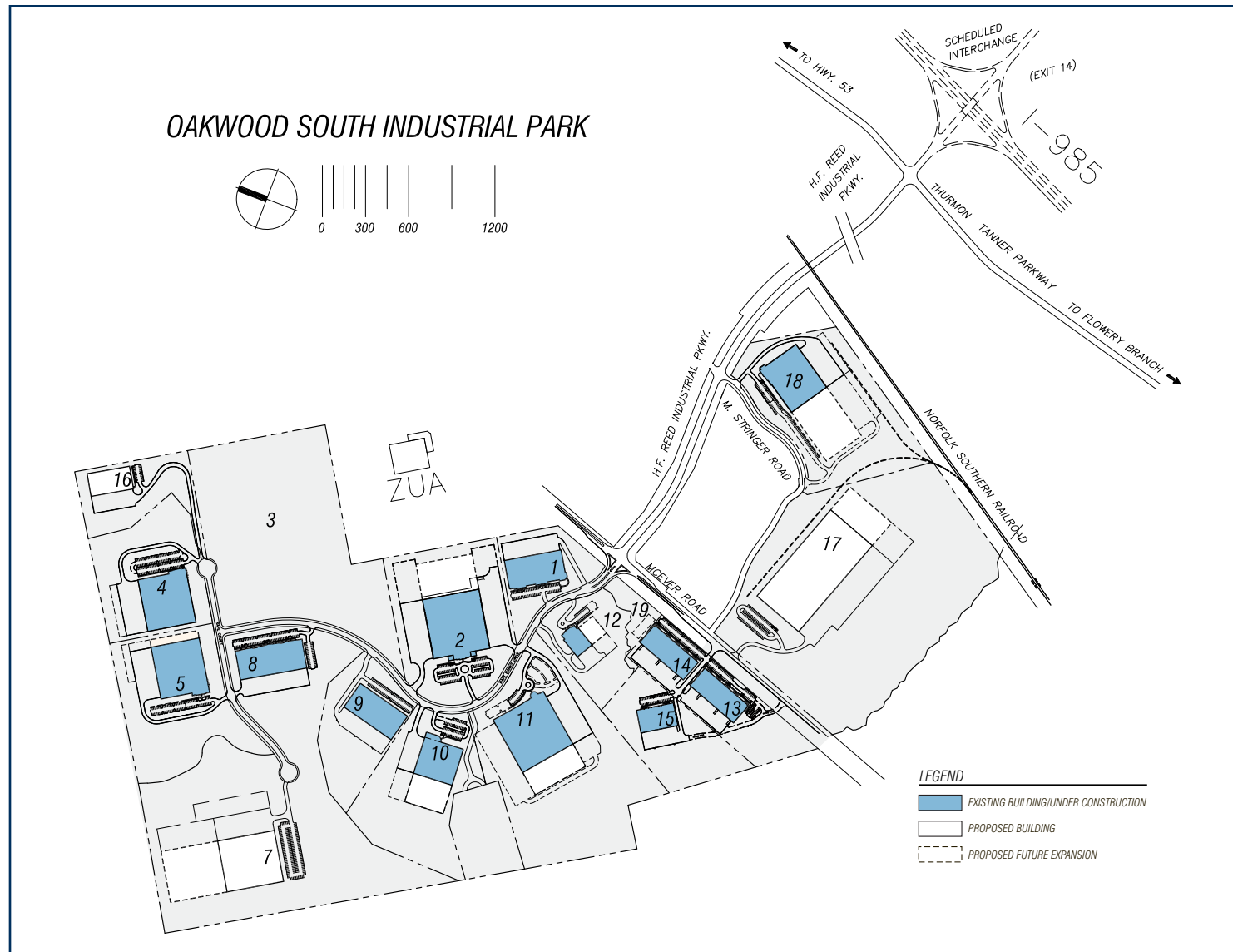
JOHN DRAKE (770) 200-3626
jdrake@PattilloRE.com

BEN STAFFORD (770) 200-3645
bstafford@PattilloRE.com

GREATER HALL CHAMBER OF COMMERCE - TIM EVANS

230 E.E. Butler Parkway, NE / P.O. Box 374, Gainesville, GA 30503

Phone: 770-532-6206 / Fax: 770-535-8419 / Website: www.ghcc.com / Email: tim@ghcc.com



Site	Acres	SF	Occupant	Site	Acres	SF	Occupant
1	7.2	81,040	Multi-Unit	13	7.4	64,000	Multi-Unit
2/3	51.3	171,800	Kubota Tractor Corp.	14	4.0	64,000	Multi-Unit
4	13.6	127,314	Elite Exhibits	15	9.9	41,860	Multi-Unit
5	16.3	109,700	Kelsey-Hayes	16	7.8	48,000	Available
7	38.8	144,000	Expand. to 288,000 SF	* 17	51.2	350,000	Site Available Expand. to 450,000 SF
8	12.0	94,461	Multi-Unit	* 18	20.2	111,000	Existing Shell Available Expand. to 236,000 SF
9	10.0	81,040	Multi-Unit	19	2.1		Available (Retail)
10	15.4	73,692	Major Wood Products				
11	28.5	169,350	Capital Lighting				
12	7.7	24,275	FAE				

* RAIL SERVED SITES

Area Manufacturers

SKF USA | Avery Dennison | ICI Paints / Glidden | Wrigley Manufacturing | Reliance-Rockwell Automation | ZUA Auto Parts

Park Features

- 320 TOTAL ACRES
- PROJECTED BUILD-OUT 2.1 MILLION S.F.
- GRADED AND NON-GRADED INDUSTRIAL SITES AVAILABLE
- BUILD-TO-SUIT LEASES or CONTRACTS 40,000 - 450,000 S.F.
- COMPLETE TURNKEY DESIGN/BUILD SERVICES
- PROTECTIVE COVENANTS
- RAIL SITES AVAILABLE

Transportation

- Frontage on McEver Road
- Highways:
 - I-985 5 MILES
 - I-285 30 MILES
 - I-85 18 MILES
 - OUTER PERIMETER (Proposed) 10 MILES
- City: DOWNTOWN ATLANTA 40 MILES
- Local Airport: LEE GILMER MEMORIAL AIRPORT 10 MILES
- Commercial Airport: HARTSFIELD ATLANTA INT'L AIRPORT 50 MILES
- Rail: NORFOLK SOUTHERN RAIL

Utilities

- Water: CITY OF GAINESVILLE - 12" MAIN
- Sewer: CITY OF FLOWERY BRANCH - 10" MAIN
- Electricity: CUSTOMER CHOICE ABOVE 900KW CONNECTED LOAD
- Gas: ATLANTA GAS LIGHT - 4" MAIN
- Telecommunications: AT&T: Frame Relay, BRI ISDN, PRI ISDN, Centrex
- Fire & Police: HALL COUNTY FIRE DEPARTMENT
FIRE INSURANCE RATING CLASS 5
CITY OF OAKWOOD POLICE

Community Features

- Freeport Tax Exemption:
 - CLASS 1 RAW MATERIALS
 - CLASS 2 GOODS IN PROCESS/FINISHED GOODS
 - CLASS 3 TRANS-SHIPMENT GOODS
- Labor Force: IN EXCESS OF 400,000 WITHIN 25 MILE COMMUTING DISTANCE



Multi-Unit Spec Building, Site #8 10,118 - 94,461 SF
5445 Rafe Banks Drive



Multi-Unit Building, Site #9 9,914 - 81,040 SF
5405 Rafe Banks Drive



Multi-Unit Building, Site #14 6,400 - 64,000 SF
5340 McEver Road



Multi-Unit Building, Site #15 8,372 - 41,860 SF
5362 McEver Road