

333,235 SF

OAKMONT 85 NORTH

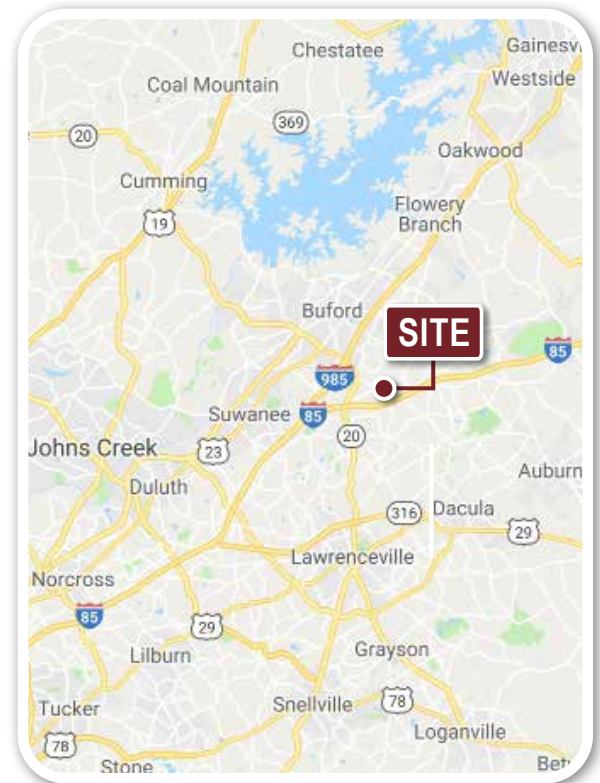
ANTICIPATED DELIVERY JUNE 2021



3020 Gravel Springs Road | Buford, GA

STATE OF THE ART FEATURES

- 333,235 Square Feet (350' x 950')
- 36' Clear Height
- Spec Improvements Include:
 - ±4,000 SF Expandable Office
 - LED Warehouse Lighting with Motion Sensors
 - 2 Dock Levelers (35,000 lb. Pit Style)
- 56' Column Spacing with 70' Speed Bay
- Ductilcrete® Floor Slab System with 5-year Warranty
- ESFR Fire Sprinkler System
- Power: 277/480 Volt, 3 Phase, 4 Wire, 2,600 Amp
- 60-mil TPO Roof with R-13.2 Insulation and 20-year NDL Warranty
- Clerestory Windows on 3 Sides for Natural Lighting
- 56 (9' x 10') Dock Doors
- 2 (14' x 18') Grade Doors, Ramped
- Insulated Doors with Full-Width Acrylic Vision Panel for Natural Lighting
- Full Concrete Truck Court (185' Depth)
- 48 Trailer Parking Spaces (Expandable to 86)
- 234 Auto Parking Spaces (Expandable to 311)
- Additional Site Function – Multi-Lane Drive & Trailer/Auto Expansion Lots
- Excellent Infill Location, 1.3 Miles from New I-85 / Gravel Springs Interchange, and 2.1 Miles from I-985
- Tier 4 Job Tax Credits of \$1,250 per New Job
- Access to Strong Labor Force and Rich Amenity Base, within the Business-Friendly City of Buford



FOR MORE INFORMATION, CONTACT:

AUSTIN BRANNEN

Director

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MATT BENTLEY

Vice President

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Information is deemed from reliable sources. No warranty is made as to its accuracy.

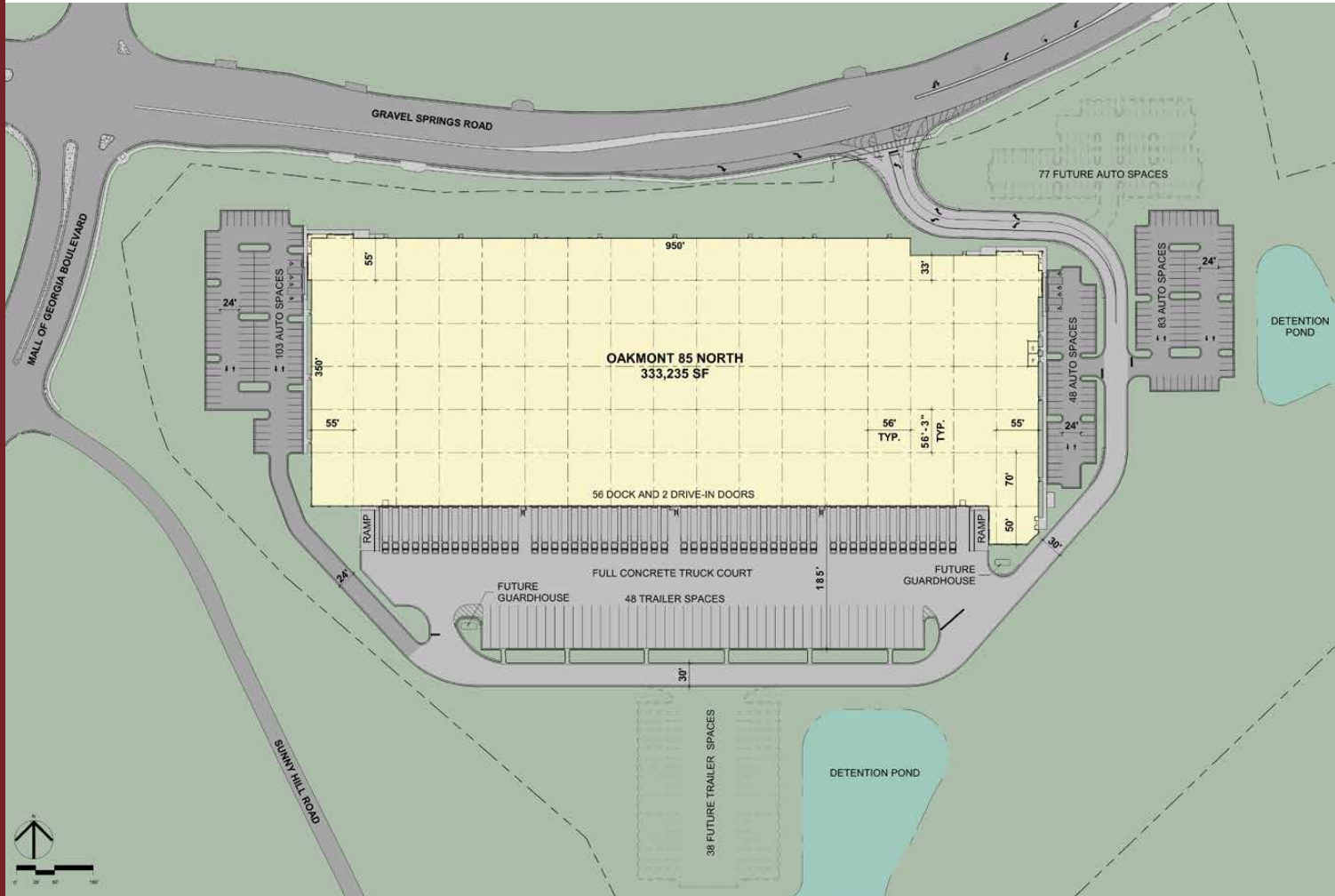
NAI
Brannen
Goddard

OAKMONT
INDUSTRIAL GROUP

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SITE PLAN



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CORPORATE NEIGHBORS AERIAL



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