

ENTERPRISE LOGISTICS CENTER



**Up to 177,864 SF
for Lease**

4033 Enterprise Way
Oakwood, GA 30566

NEW DEVELOPMENT

LBALogistics 



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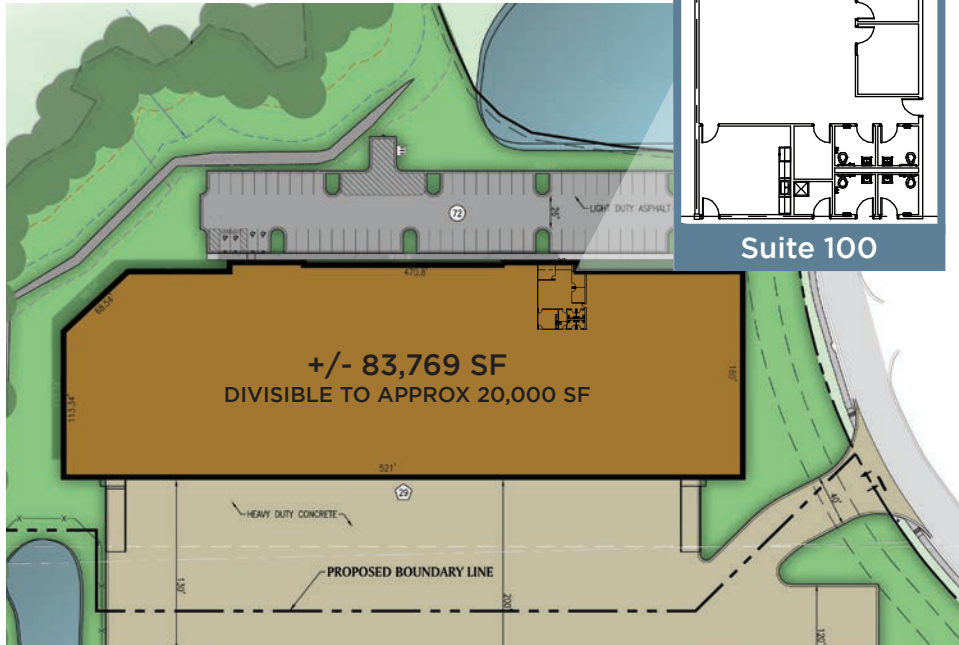
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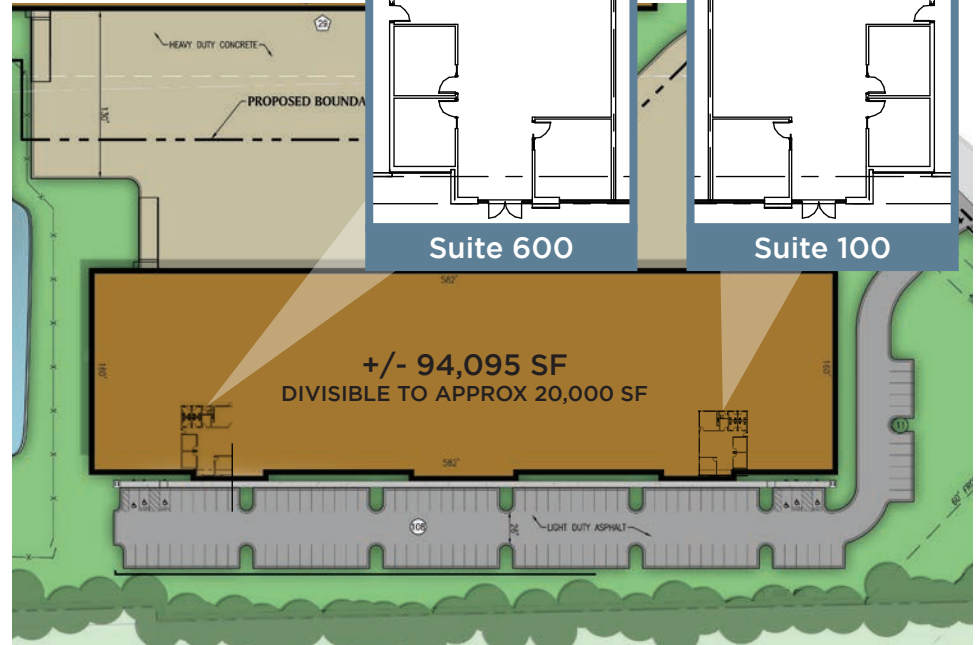
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BUILDING 1



Proposed Building SF	83,769 SF, divisible to approx 20,000 SF
Office SF	2,289 SF
Clear Height	32' clear
Dock Doors	29 (9' x 10') dock doors, (10) with 35,000 lb 7' x 8' mechanical dock levelers
Drive-In Doors	2 (12' x 14') drive-in doors
Auto Parking	73 auto parks
Column Spacing	52' x 50'
Roof	60 mil, R-20 TPO
Sprinkler System	ESFR
Slab	7" unreinforced, 4,000 PSI
Truck Court	200' all-concrete shared truck court
Power	2,000A, 480/277V (<i>upon tenant verification</i>)
Additional Features	5' x 5' clerestory windows LED lighting at 30 fc

BUILDING 2



Proposed Building SF	94,095 SF, divisible to approx 20,000 SF
Office SF	Suites 100 & 600: 2,241 SF each
Clear Height	32' clear
Dock Doors	32 (9' x 10') dock doors, (10) with 35,000 lb 7' x 8' mechanical dock levelers
Drive-In Doors	2 (12' x 14') drive-in doors
Auto Parking	121 auto parks
Column Spacing	52' x 50'
Roof	60 mil, R-20 TPO
Sprinkler System	ESFR
Slab	7" unreinforced, 4,000 PSI
Truck Court	200' all-concrete shared truck court
Power	2,000A, 480/277V (<i>upon tenant verification</i>)
Additional Features	5' x 5' clerestory windows LED lighting at 30 fc

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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

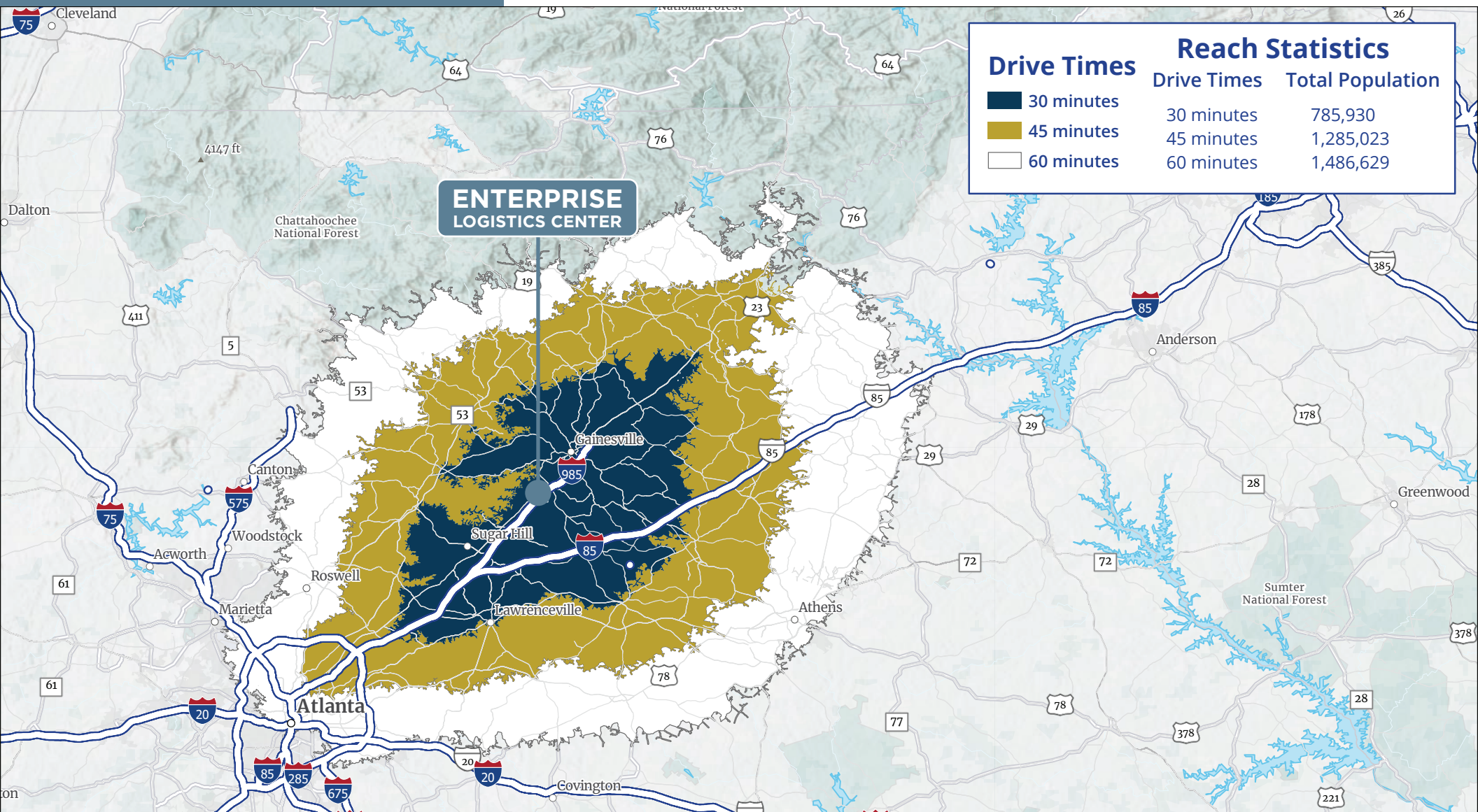
Interstate 985 (via HF Reed Industrial Pkwy)	1.1 Miles
Interstate 985 (via Highway 53)	2.2 Miles
Interstate 85	14.8 Miles
Interstate 285	32.8 Miles



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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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