



HALL COUNTY / OAKWOOD, GEORGIA

OAKWOOD SOUTH INDUSTRIAL PARK

7 - 50± ACRE SITES
(Rail Sites Available)

MANUFACTURING | WAREHOUSE | DISTRIBUTION



www.pattilloconstruction.com

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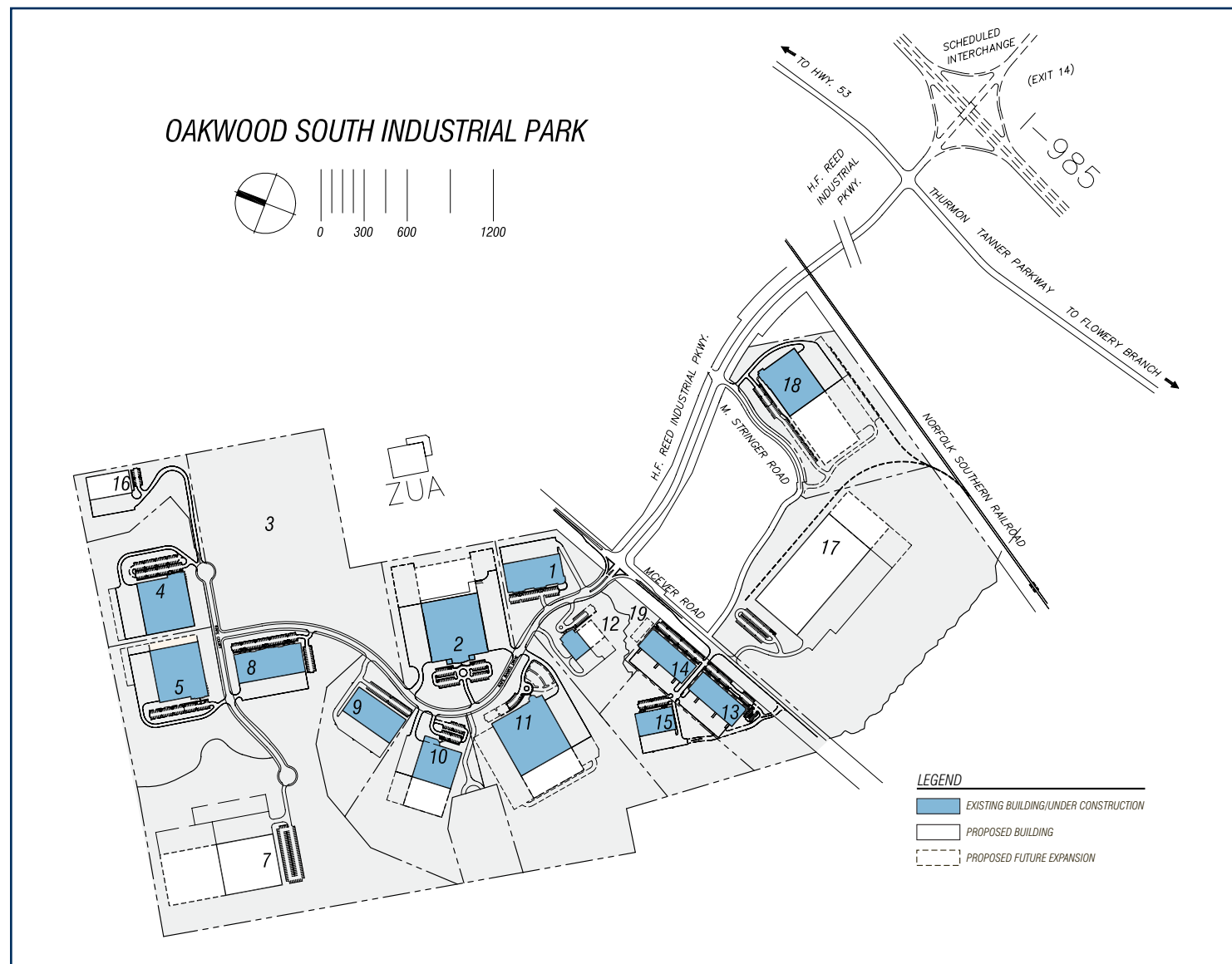
FOR MORE
INFORMATION

JOHN DRAKE
BEN STAFFORD

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	ACREAGE	S.F.	OCCUPANT	SITE	ACREAGE	S.F.	OCCUPANT
1	7.2	81,040	Multi-Unit	12	7.5	24,275	FAE
2 & 3	51.3	171,800	Kubota Tractor Corp.	13	7.4	64,000	Multi-Unit
4	13.6	127,314	Elite Exhibits	14	4.0	64,000	Multi-Unit
5	16.3	109,700	Kelsey-Hayes	15	9.9	41,860	Multi-Unit
7	38.8	144,000	Expand. to 288,000	16	6.8	48,000	Available
8	12.0	94,461	Multi-Unit	Retail	2.1		Available
9	10.0	81,040	Multi-Unit	* 17	50±	350,000	Expand. to 450,000
10	15.4	73,692	Major Wood Products	* 18	20±	111,000	Expand. to 236,000
11	28.5	169,350	Capital Lighting				

* RAIL SERVED SITES

Area Manufacturers

- SKF USA ■ AVERY DENNISON ■ ICI PAINTS / GLIDDEN
- WM. WRIGLEY, JR. COMPANY ■ 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 900 KVA
- Gas: ATLANTA GAS LIGHT - 4" MAIN
- Telecommunications: BELL SOUTH:
 - 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