

SUBLEASE AVAILABLE

AVAILABLE



**CUSHMAN &
WAKEFIELD**

Oakwood South Industrial Park

5511 Rafe Court
Flowery Branch, GA 30542

300,391 SF Building

100,000 SF
Available

1,800 SF Office

SUBLEASE HIGHLIGHTS

- Rate: \$5.95/SF NNN
 - Plus \$1.77/SF est. opex
- Term is 12 – 18 months (flexible)
- 12 Dock Positions | 1 Drive-In
- 12 Mechanical Pit Levelers

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INFORMATION

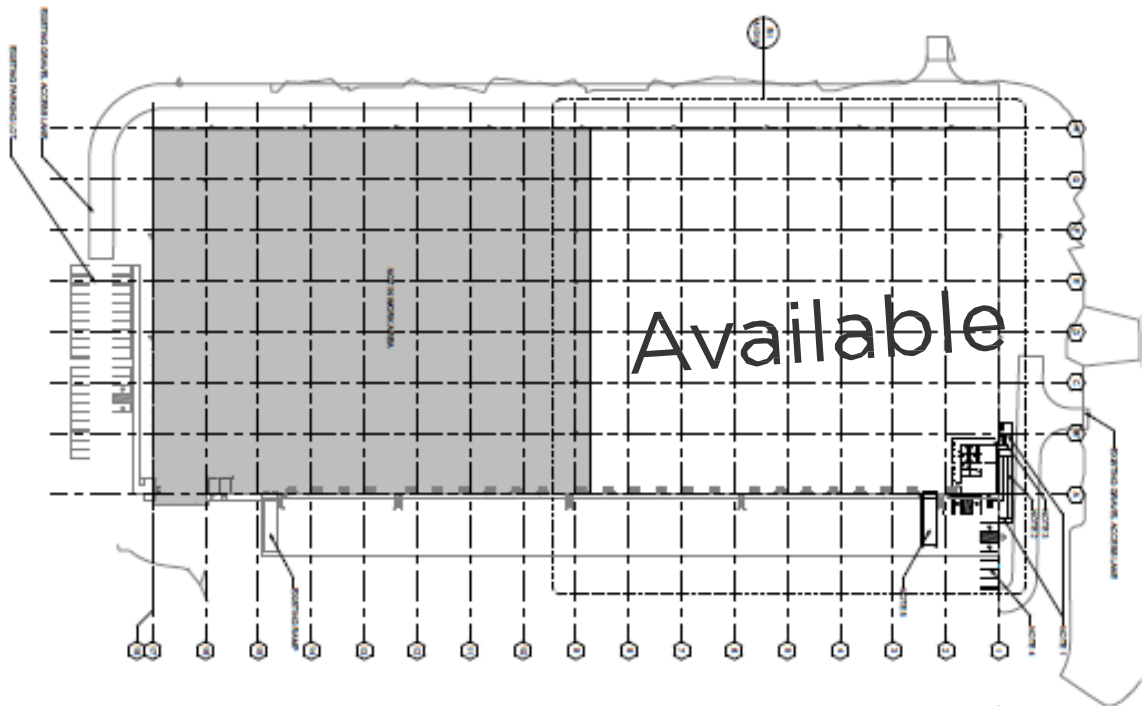
Total Available	100,000 sf
Office Space	≈ 1,800 sf
Dock High	12 (9' x 10') dock high doors; 12 with mechanical pit levelers
Drive-Ins	1 (12' x 14')
Ceiling Height	32' clear
Column Spacing	52' wide x 50' deep 60' deep at loading bays
Sprinkler	ESFR
Lighting	LED lighting on motion sensors
Truck Courts	210' deep truck court with 60' concrete apron
Type of Floor	7" – 4000 PSI concrete
Type of Roof	60 mil TPO

Oakwood South Industrial Park

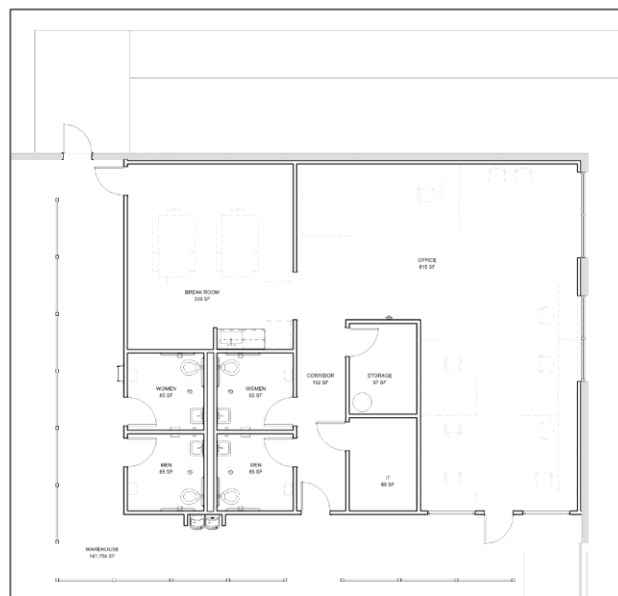
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WAREHOUSE

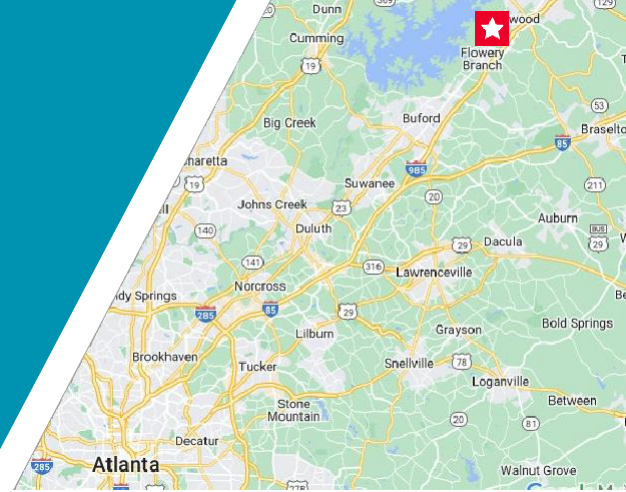


OFFICE



Oakwood South Industrial Park

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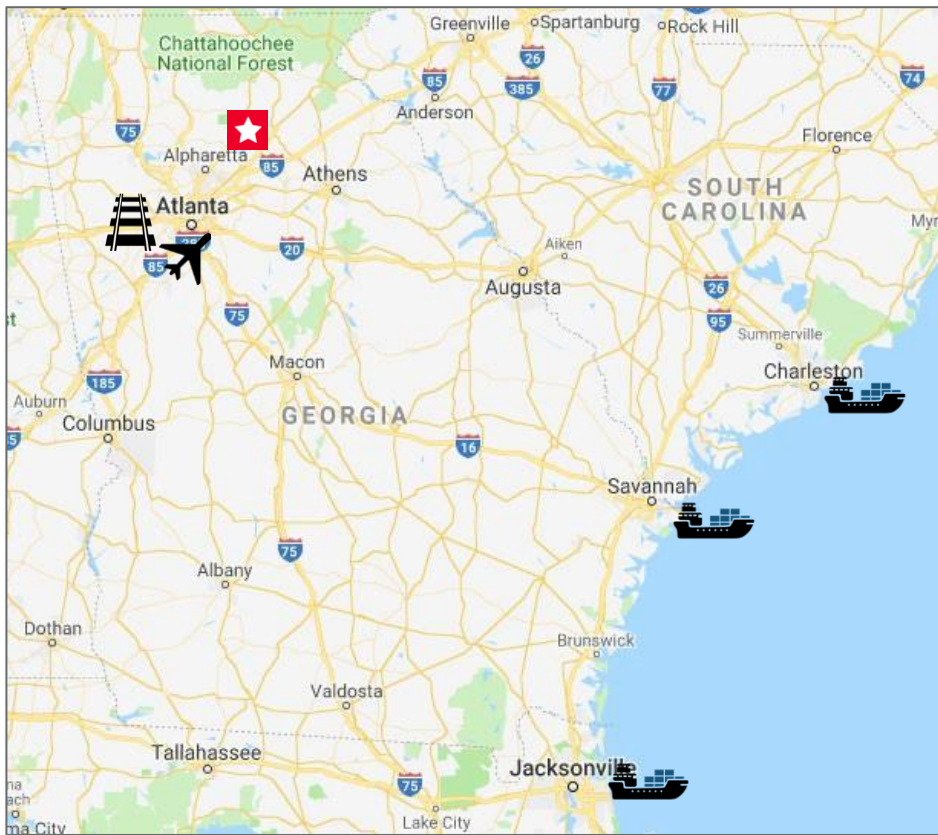


INTERSTATES

I-985	< 2 Miles
I-85	15 Miles
I-285	30 Miles

AIR

Hartsfield-Jackson International Airport	50 Miles
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