



5472 Oakdale Road, Smyrna, GA 30082

New Redevelopment

The 5472 Oakdale Road redevelopment is a new industrial project offering up to 435,120 square feet to the Atlanta market. The redevelopment will include two Build-To-Suit options that will be state of the art industrial facilities. Option 1 includes two rear load industrial buildings, offering 182,000 and 196,000 square feet. Option 2 is a 435,120 square foot front load industrial building. Each option is ideal for a distribution or light manufacturing tenant looking to service the immediate Atlanta population due to its strategic access to key interstate arteries, including I-285, I-20, I-75, I-85 and GA-400.

Specifications

OPTION 1

2
NUMBER OF BUILDINGS

**±182,000 sq. ft &
±196,000 sq. ft**
SIZE

Rear
LOADING

219
AUTO PARKING

62
TRAILER PARKING

OPTION 2

1
NUMBER OF BUILDINGS

±435,120 sq. ft
SIZE

Front
LOADING

211
AUTO PARKING

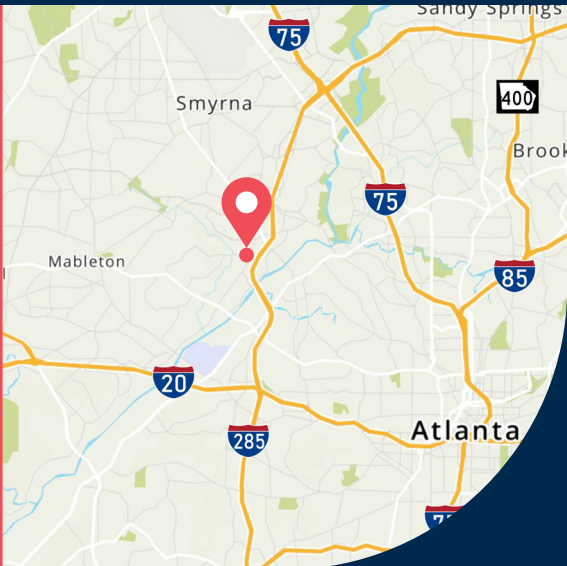
183
TRAILER PARKING

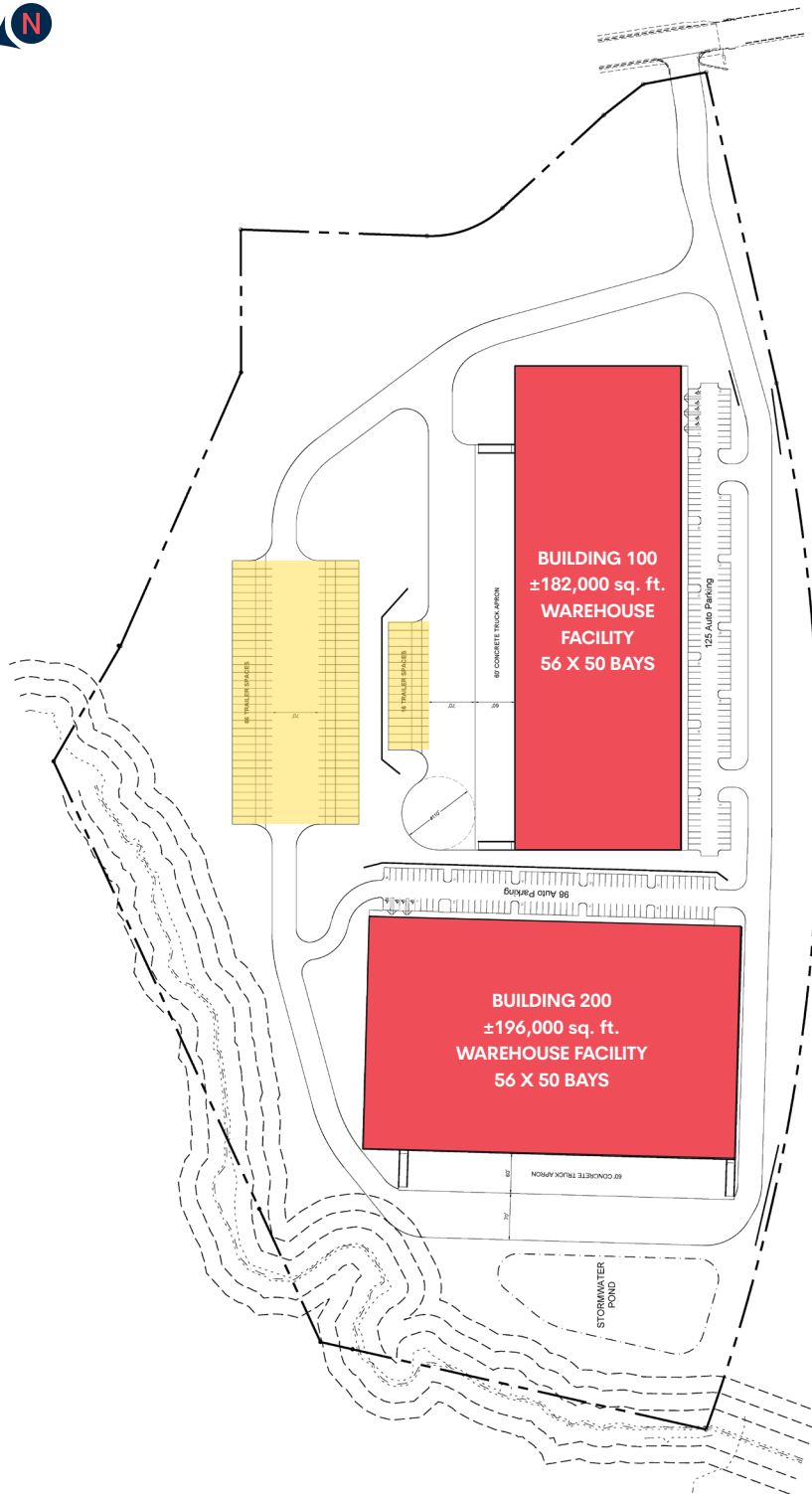
**Excellent Labor
Demographics**

**Immediate Access to
Downtown Atlanta**

**Potential Corporate
Headquarters**

Tilt Up Construction





OPTION 1

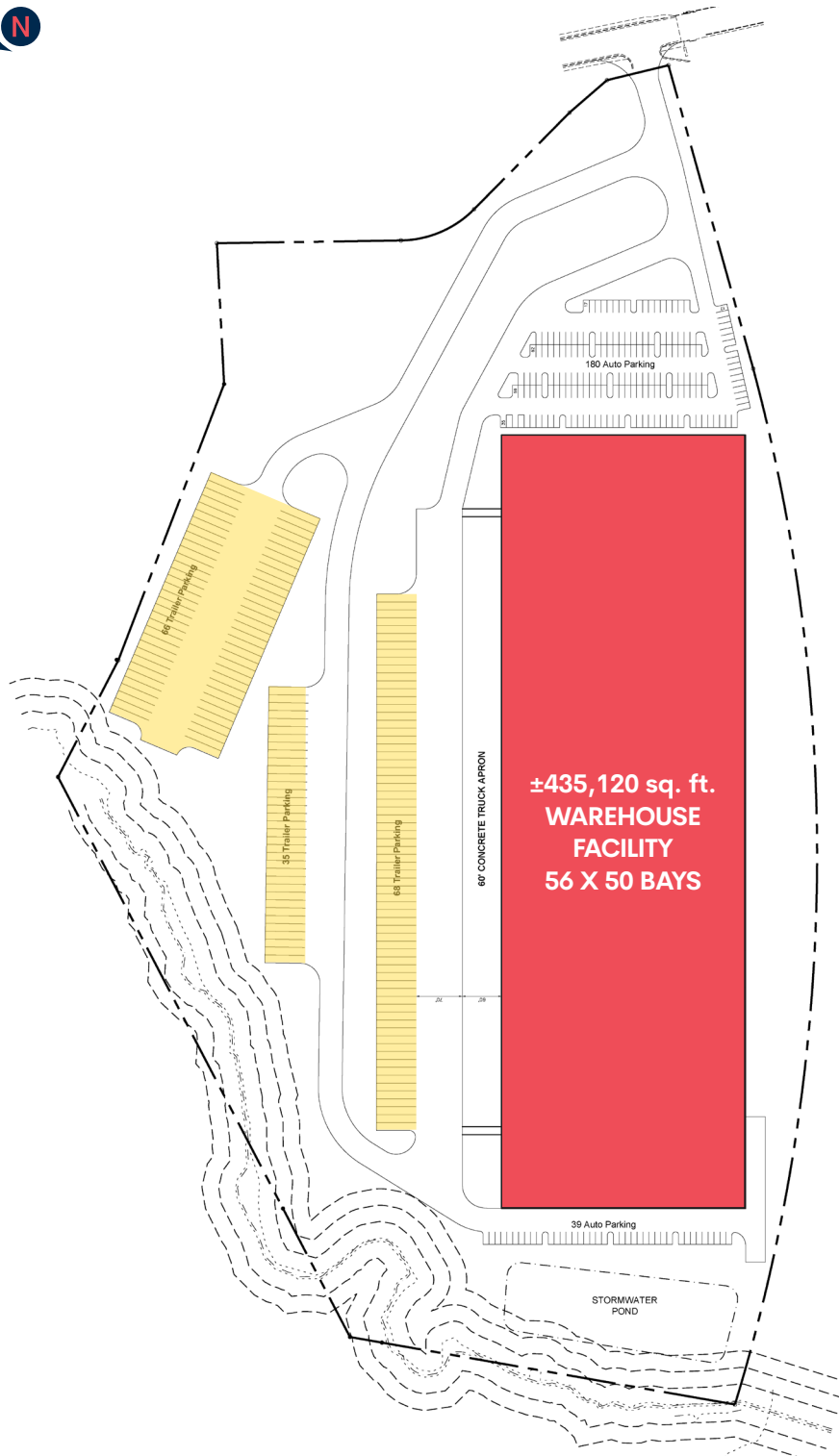
Building 100

- ± 182,000 sq. ft.
- Rear Load Building
- 36' Clear Height
- ESFR Sprinkler System
- 250' Building Depth
- 728' Building Width
- 49 Dock-High Doors
- 2 Drive-In Doors
- 125 Auto Parking Spaces
- 78 Trailer Parking Spaces Total
 - 16 Dedicated Trailer Parking Spaces
 - 62 Shared Trailer Parking Spaces
- 130' Truck Court Depth
- Rail Potential

Building 200

- ± 196,000 sq. ft.
- Rear Load Building
- 36' Clear Height
- ESFR Sprinkler System
- 350' Building Depth
- 560' Building Width
- 37 Dock-High Doors
- 2 Drive-In Doors
- 98 Auto Parking Spaces
- 62 Shared Trailer Parking Spaces
- 130' Truck Court Depth
- Rail Potential

This is a conceptual plan. It is based on preliminary information which is not fully verified and may be incomplete. It is meant as a comparative aid in examining alternate development strategies and any quantities indicated are subject to revision as more reliable information becomes available.



OPTION 2

± 435,120 sq. ft.

Front Load Building

36' Clear Height

ESFR Sprinkler System

370' Building Depth

1,176' Building Width

79 Dock-High Doors

2 Drive-In Doors

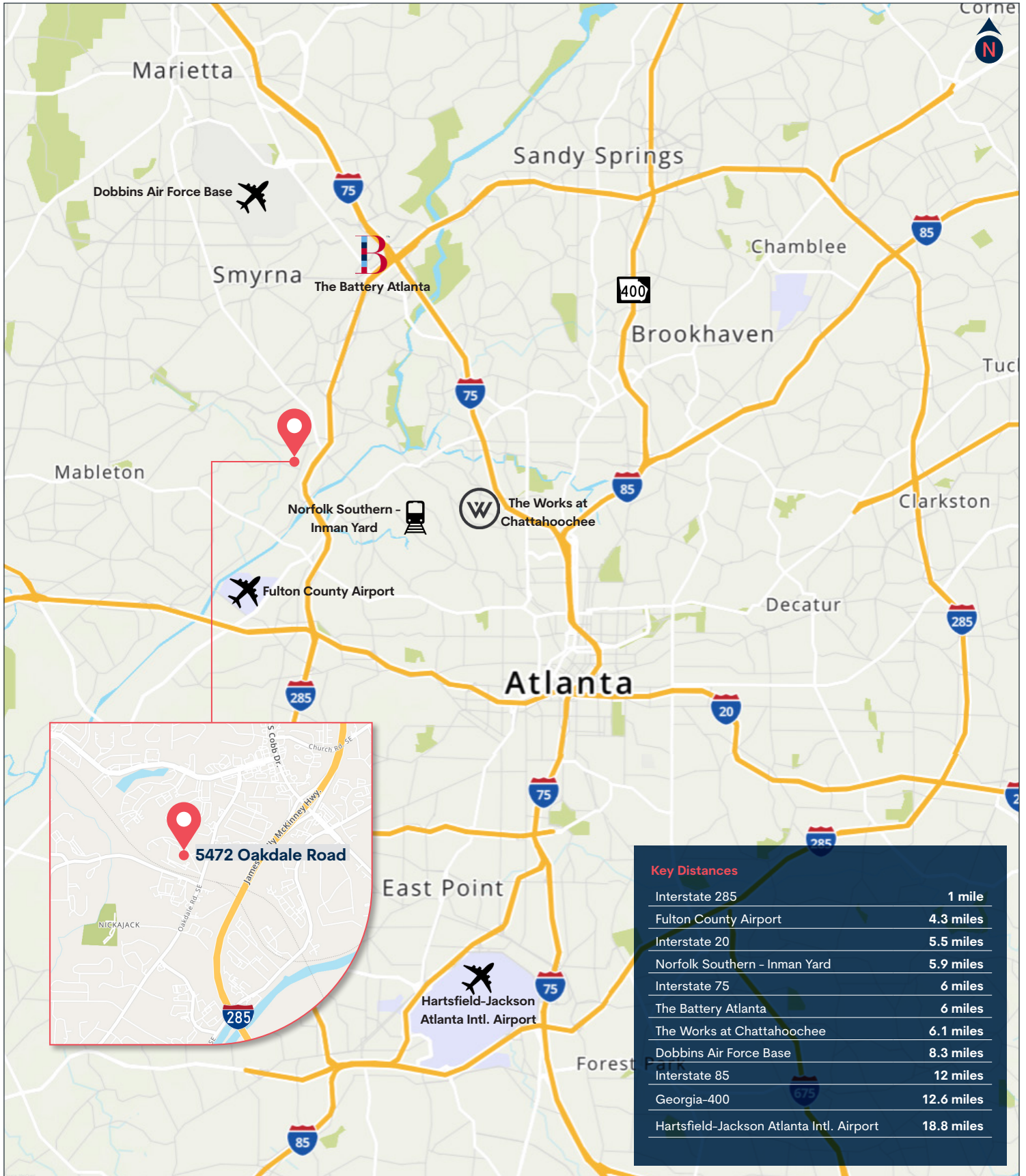
219 Auto Parking Spaces

169 Trailer Parking Spaces

130' Truck Court Depth

Rail Potential

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Contacts



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