

484,323 SF

OAKMONT COBB INTERNATIONAL

UNDER CONSTRUCTION | DELIVERY DECEMBER 2021



7575 Cobb International Boulevard NW | Kennesaw, GA

STATE OF THE ART FEATURES

- 484,323 SF, Cross Dock Building (500' x 947')
- 40' Clear Height
- Spec Improvements Include:
 - ±4,000 SF Expandable Office
 - LED Warehouse Lighting with Motion Sensors
 - 4 Dock Levelers (35,000-lb. Pit Style)
- 56' Column Spacing with 70' Speed Bays
- 7" Ductilcrete® Floor Slab System with 5-year Warranty
- ESFR Fire Sprinkler System
- Power: 277/480 Volt, 3 Phase, 4 Wire, 3,700 Amp
- 60-mil TPO Roof with R-13.2 Insulation and 20-year NDL Warranty
- Clerestory Windows on 4 Sides for Natural Lighting
- 103 (9' x 10') Dock Doors (Expandable to 130)
- 4 (14' x 18') Drive-In Doors, Ramped
- Insulated Doors with Full-Width Vision Panel for Natural Lighting
- Full Concrete Truck Courts (Up to 240' Depth)
- 147 Trailer Spaces in Single-Tenant Plan (Expandable to 178)
- 112 Auto Parking Spaces (Expandable to 235)
- Flex Lot Allows for Tri-Dock Loading (27 Doors), Additional Trailer Parking (31), Auto Parking (123) or Outside Storage
- Ability to Fully Secure Site with Multiple Guardhouse Locations
- Infill Northwest Location within an Established Business Park, ±4 Miles to I-75 & 14 Miles to I-285

FOR MORE INFORMATION, CONTACT:

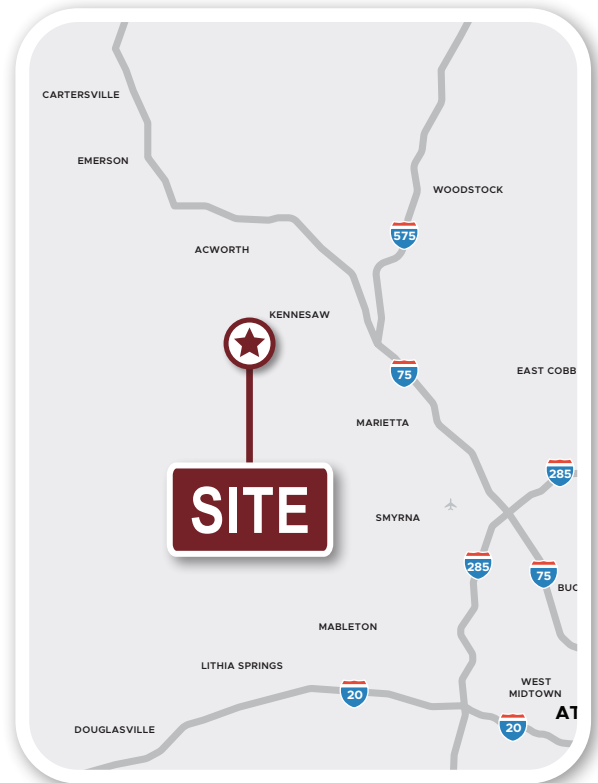
AUSTIN BRANNEN

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



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FLEX LOT / FULL CONCRETE:


- 27 DOCK HIGH DOORS
- 31 TRAILER SPACES
- 123 AUTO SPACES
- OUTSIDE STORAGE

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INTERNATIONAL
484,323 SF

- 40' CLEAR HEIGHT
- TRI-DOCK CAPABILITY
- 103 DOCK DOORS (EXP. TO 130)
- 147 TRAILER SPACES (EXP. TO 178)
- 70' SPEED BAYS
- ABILITY TO FULLY SECURE SITE

SPEC OFFICE
± 4,000 SF

112 AUTO SPACES 24'



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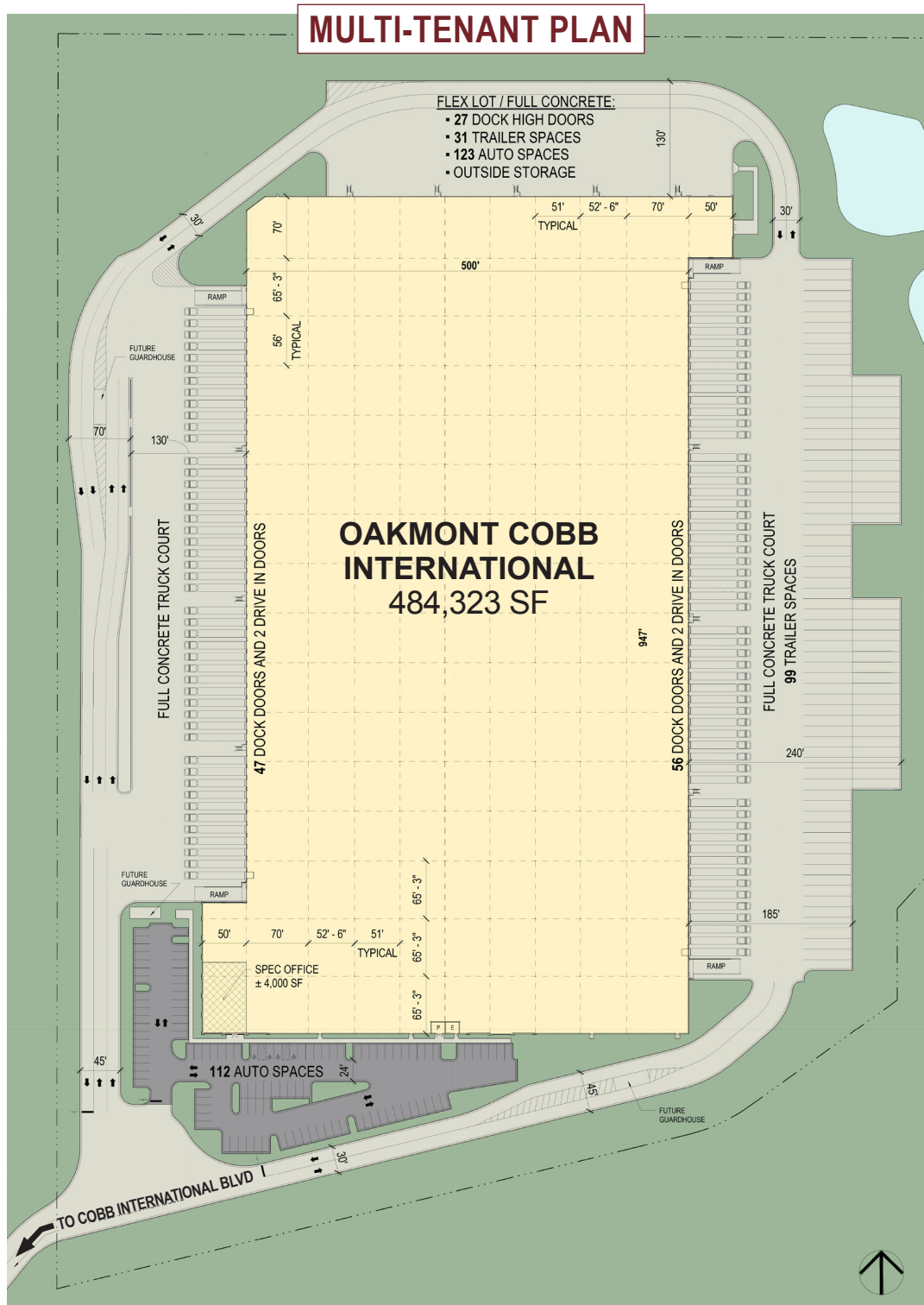
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CORPORATE NEIGHBORS AERIAL



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HEALTHY OFFICE IMPROVEMENTS



Oakmont Industrial Group has taken a forward-looking approach to the design of its office improvements in an effort to enhance occupier health and safety through the implementation of the “Healthy Office Improvements” outlined below. These state-of-the-art features create an enhanced touchless environment and provide other thoughtful elements designed to create and promote a healthier workplace.

- Touchless, automatic sliding door at main office entrance
- Motion sensor faucets in the restrooms
- Motion sensor faucets in the breakrooms
- Motion sensor toilets and urinals
- Motion sensor paper towel dispensers
- Water bottle filling stations at the water fountains
- Motion light switches in every room
- Foot pulls on all high traffic doors
- Solid surface window ledges
- Plastic laminate counters and toilet partitions
- VCT flooring in high traffic breakrooms
- Tile flooring in office restrooms
- Epoxy flooring in warehouse restrooms
- During leasing, weekly cleanings of the office area and masks at entry
- Outdoor picnic areas/workspaces

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