

# 468,827 SF

# OAKMONT 20 WEST

UNDER CONSTRUCTION | DELIVERY FEBRUARY 2022



545 Lake Careco Road | Austell, GA

## STATE OF THE ART FEATURES

- 468,827 SF, Front Load Building (350' x 1,321')
- 40' Clear Height
- Spec Improvements Include:
  - ±4,000 SF Expandable Office
  - LED Warehouse Lighting with Motion Sensors
  - 2 Dock Levelers (35,000 lb. Pit Style)
- 56' Column Spacing with 70' Speed Bay
- 7" Ductilcrete® Floor Slab System with 5-year Warranty
- ESFR Fire Sprinkler System
- Power: 277/480 Volt, 3 Phase, 4 Wire, 3,500 Amp
- 60-mil TPO Roof with R-13.2 Insulation and 20-year NDL Warranty
- Clerestory Windows on 3 Sides for Natural Lighting
- 83 (9' x 10') Dock Doors
- 2 (14' x 18') Drive-In Doors, Ramped
- Insulated Doors w/ Full-Width Acrylic Vision Panel for Natural Lighting
- Full Concrete Truck Court (187'-242' Depth)
- 115 Trailer Parking Spaces
- 245 Auto Parking Spaces
- Multi-Lane Drive for On-Site Queuing
- Close-in Westside Location: 1.3 Miles to I-20 and 5 Miles to I-285
- Established Corporate Neighbors / Business Park Environment
- Less Developed Census Tract: Tax Credits of \$3,500 per New Job
- Property Tax Abatement In-Place: 10-yr Program with 100% Year 1 Savings

## FOR MORE INFORMATION, CONTACT:

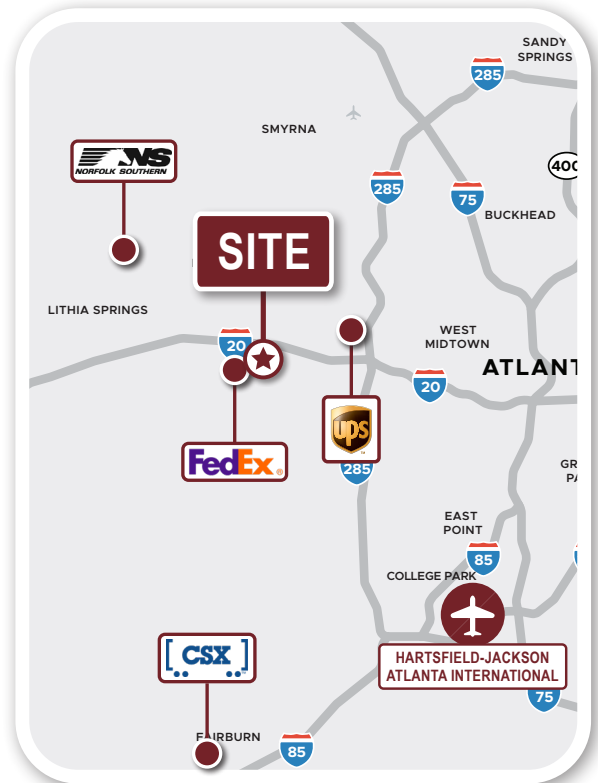
### AUSTIN BRANNEN

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### MATT BENTLEY

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



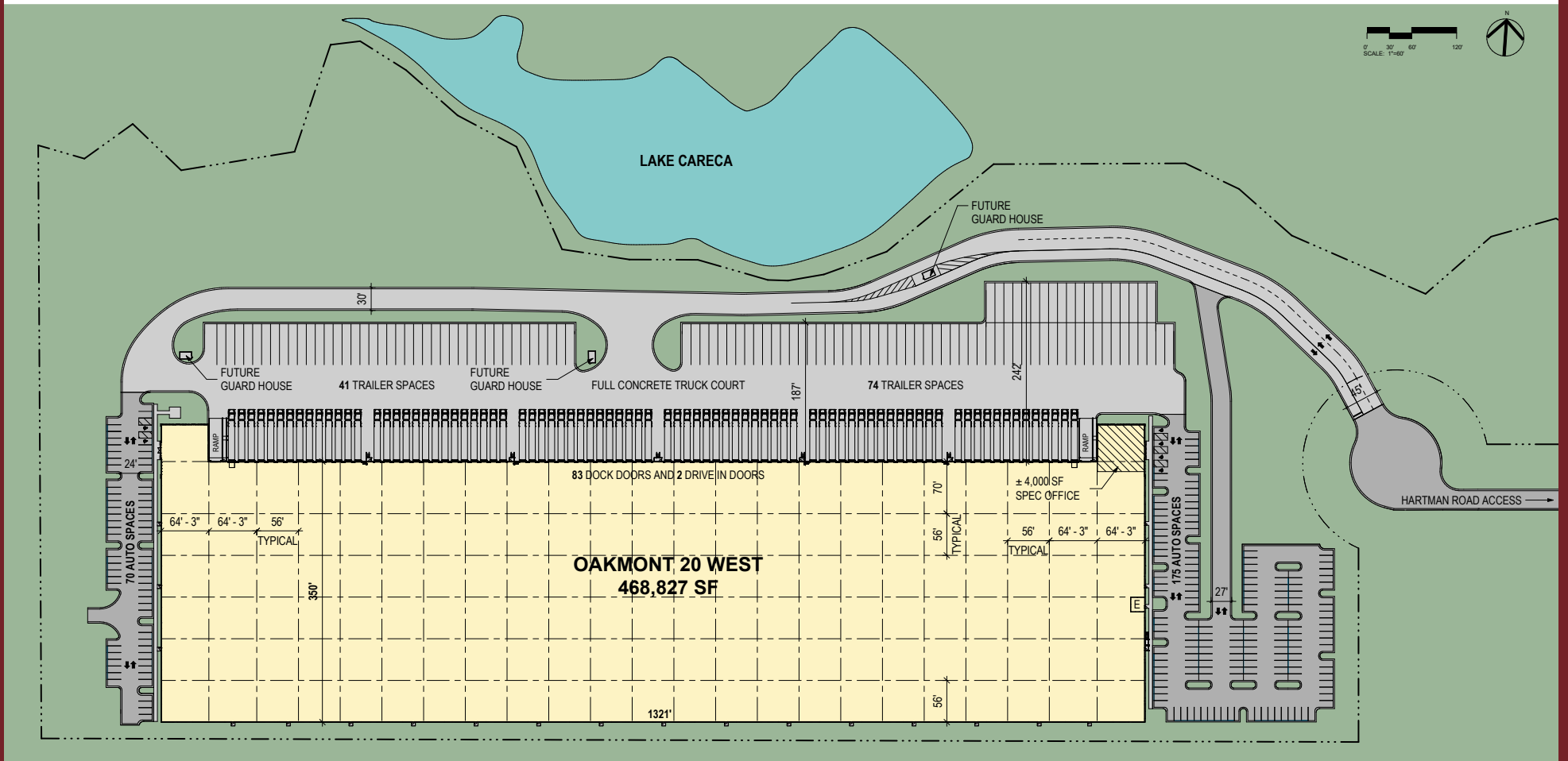
**NAI**  
Brannen  
Goddard

**OAKMONT**  
INDUSTRIAL GROUP

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## SITE PLAN



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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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