



**For Immediate Release**  
**January 26, 2004**

**OAKMONT ANNOUNCES A NEW 48.3 ACRE - \$27 MILLION INDUSTRIAL DEVELOPMENT IN ATLANTA**

Atlanta, GA - Oakmont Industrial Group has kicked off a five-building, 752,000 square foot industrial park in Atlanta's South Fulton County. **Parkway Logistics Centre** is strategically located minutes from Hartsfield-Jackson International Airport at the intersection of Buffington Road & South Fulton Parkway. Phase I will consist of two speculative buildings totaling 412,000 square feet. Construction is underway with delivery scheduled for June 2004.

Mark Hawks, Oakmont's Vice President of Leasing, will handle the marketing assignment in-house. Hawks noted, "From a pure design and function standpoint, Parkway Logistics Centre will be the premier multi-tenant development in the market. The park will be built in accordance with Oakmont's high standards, which include the following design upgrades: 32' minimum clear height, ESFR fire protection, generous full concrete truck courts with trailer storage capacity, reinforced floor slabs with vapor barrier protection and a loading door ratio of 1/2,600 square feet."

Hawks continued, "On the logistics front, our clear advantage is an unparalleled ingress/egress to the regional transportation network -- our site provides immediate and un-congested access to Hartsfield-Jackson International Airport and is within five minutes of the three major US interstate highways serving Atlanta and the Southeast. Tenants are active again and with limited new construction in the market, we are very bullish on our summer delivery date."

"Parkway Logistics Centre offers a unique opportunity to capitalize on the continued expansion of the world's busiest airport," stated Richard Rider, President of Oakmont. "This close-in site has tremendous value-creation potential, as evidenced by the fact that within a two-mile radius of the park we have quality corporate neighbors such as Chick-fil-A, General Electric, Genco, Kellogg's, Costco, Bank of America, Penske, Eastern Foods, Caterpillar, Pitney Bowes, Pilot Air Freight, Coca-Cola Bottling and Cox Communications. Keep in mind that this is a corporate HQ location for Chick-fil-A and Eastern Foods and all but three of these noted companies have relocated to the South Fulton Parkway sub-market within the last 36 months."

Oakmont's experienced Atlanta-based design and construction team includes Smallwood, Reynolds, Stewart, Stewart & Associates (Architect) and The Conlan Company (General Contractor). Wachovia Bank is providing the construction financing.

[Oakmont Industrial Group](#) is a fully integrated industrial real estate development and management company based in Atlanta, Georgia. Led by Principals Richard Rider and Stephen Nelsen, Oakmont develops state-of-the-art warehouse/distribution facilities located in high quality business park environments. Oakmont is active in Georgia, Texas and California. Last year Oakmont announced an investment partnership with Dallas-based [Hunt Realty Corporation](#). Hunt Realty serves as the centralized real estate investment management resource for the family of Hunt entities directed by Ray L. Hunt and has been active in acquisition, ownership and investment in the real estate industry for more than 25 years.

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**Parkway Logistics Centre**