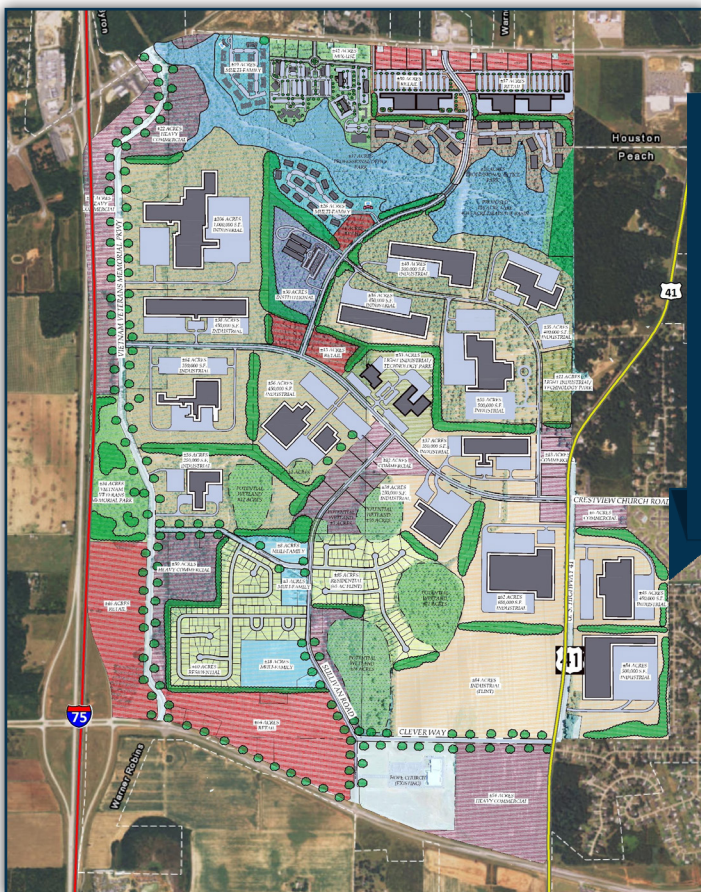


FORT VALLEY, GA

We **grow** *industry* sweeter!™

GEORGIA INTERNATIONAL INDUSTRIAL PARK



PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Total Land Size: 432 Acres
- Zoning: Light Industrial
- Type of Construction: Open, Flat Land
- Former Use: Agricultural

Transportation

- Highway Access: Hwy 49; Hwy 341, Hwy 96
- Interstate Access: I-75; I-16
- Airport Access: Hartsfield-Jackson Atlanta Intl Airport; Middle GA Regional Airport, Perry-Houston County Airport
- Port Access: GA Ports Authority: Savannah, Brunswick; Intermodal: Cordele
- Rail Served: No; Rail Access: Yes

Utilities

- Water: City of Warner Robins
- Wastewater: City of Warner Robins
- Electric: Flint Energies. Customer Choice at 900 kWh.
- Natural Gas: Jointly Owned Natural Gas

DESCRIPTION

This tract - just one mile from I-75 between two major exits - is a prime piece of industrial property ready to be developed. Located in the City of Warner Robins and in Peach County, this property comes with water and sewer on site and provides for a plethora of development options. Large industrial users or multi-use park developers will be hard pressed to find a more ideal location along I-75 with access to one of the best labor markets in the Southeast. Robins Air Force Base, the largest industrial complex in the state of Georgia, is 7 miles down the road.

GEORGIA INTERNATIONAL INDUSTRIAL PARK



REGIONAL MAP

ADDITIONAL IMAGES



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