

FORT VALLEY,

We **grow** *industry* sweeter!™

JOHN A DEMONS INDUSTRIAL PARK



PROPERTY HIGHLIGHTS

- Available for Sale or Lease
- Total Land Size: 44 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: Fort Valley Utility Commission
- Wastewater: Fort Valley Utility Commission
- Electric: Fort Valley Utility Commission. Customer Choice at 900 kWh.
- Natural Gas: Fort Valley Utility Commission

DESCRIPTION

The John A. Demons Industrial Park is a 44 acre site, fully developed industrial park located along busy Hwy 341 South just at the southern city limits of Fort Valley, Georgia. The property provides for master storm water detention facilities and all utilities are in place. Existing industries in the Park contribute to the active and thriving business/production climate. They include: HSM Solutions, Arrowhead Fiberglass, Rooks Monuments, Blue Bird Bus Company, Orrco International, Doric Products, Inc., S&W Sales & Service, LLC.

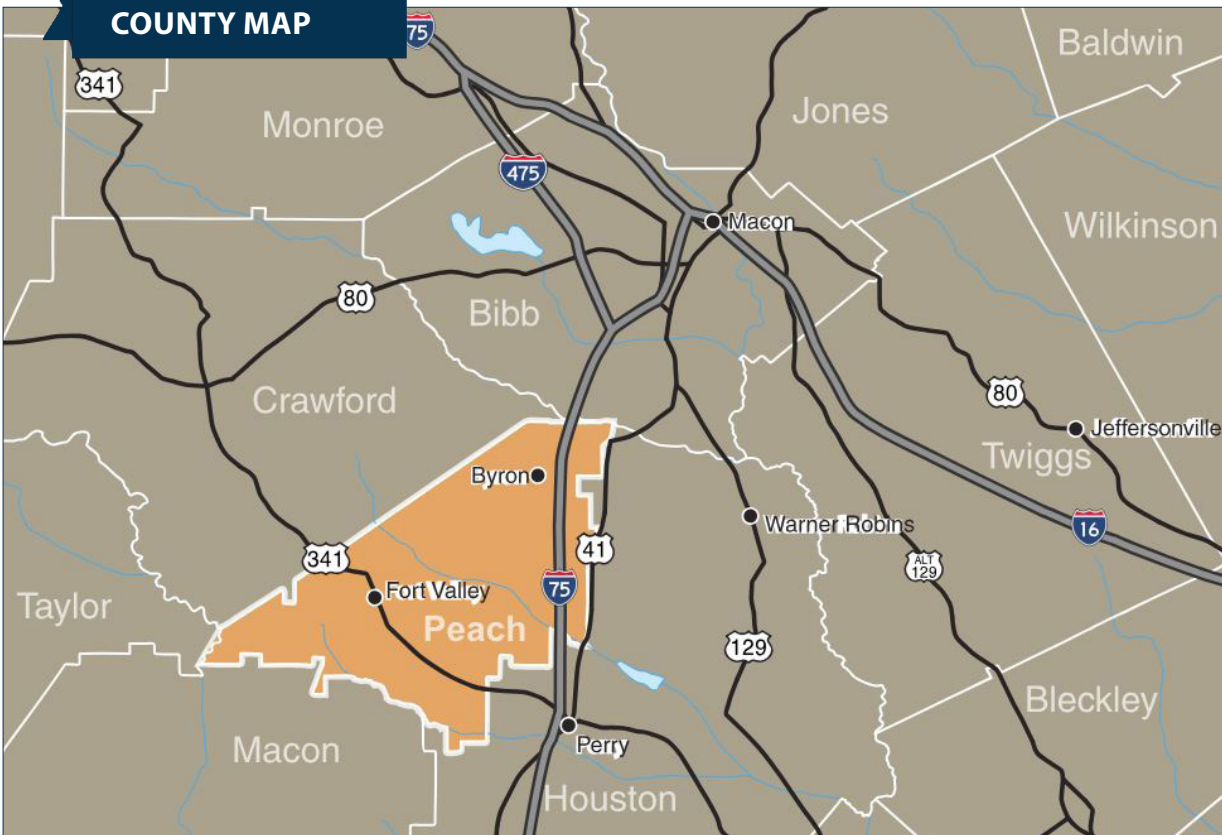
This park provides unique opportunities to new companies by providing level pad sites with **no land cost** with appropriate capital investments.

Remaining lots in the Park: Parcel A.2 @ 4.50 acres, Parcel A.3 @ 1.92 acres, Parcel A.4 @ 2.11 acres, Please contact the DAPC to see if you qualify for **no cost** building lots.

JOHN A DEMMONS INDUSTRIAL PARK



REGIONAL MAP



COUNTY MAP

