

GRAD SITE LOT 2

INDUSTRIAL PARK ROAD

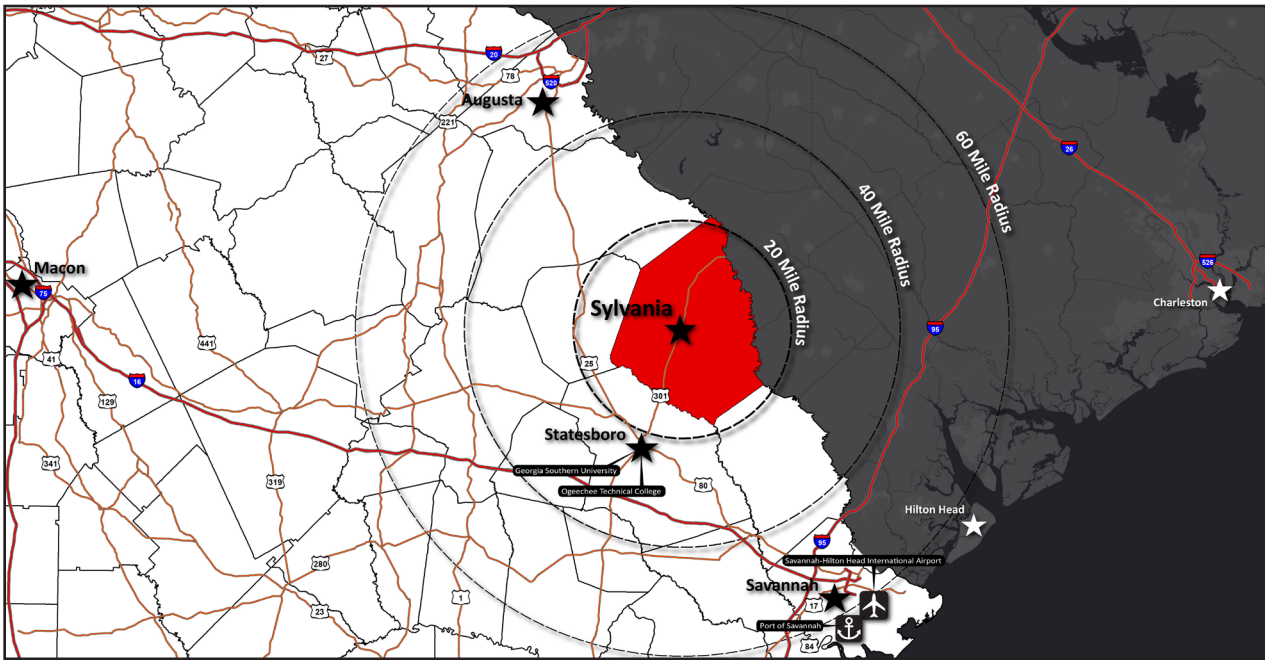
FOR SALE | Sylvania, GA



PROPERTY DESCRIPTION

- Pad ready site, certified Georgia Ready for Accelerated Development (GRAD)
- 27.95 Acres Available
- Four-lane connection to I-95 and the Port of Savannah
- 12" water, 10" sewer
- 2022 available workforce approximately 210,332 in a 50-mile drive radius
- 100% Freeport Inventory Tax Exemption including E-Commerce
- Owned by Screven County Development Authority

INDUSTRIAL PARK ROAD



Airports

Savannah/Hilton Head Int'l Airport.....	46.4 mi
Augusta Regional Airport.....	55.4 mi
Jacksonville Int'l Airport.....	180 mi
Atl. Hartsfield-Jackson Int'l Airport.....	200 mi

Cities

Savannah.....	55 mi
Augusta.....	54 mi
Macon.....	116 mi
Atlanta.....	173 mi

Highways & Interstates

GA-21.....	0 mi
Interstate 16.....	36 mi
Interstate 95.....	49 mi
Interstate 20.....	70 mi

Ports

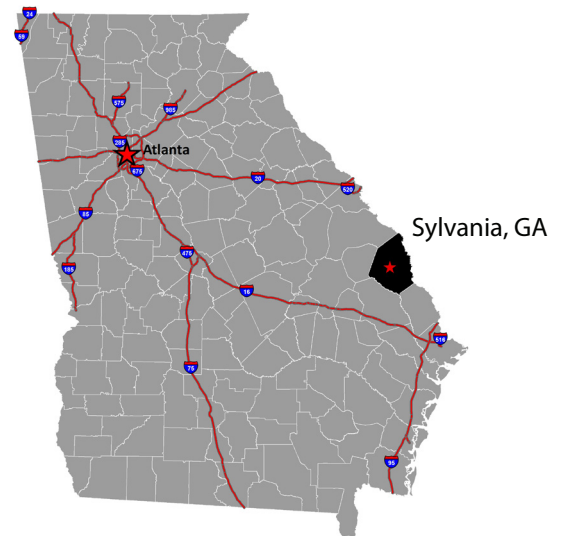
Port of Savannah.....	56 mi
Port of Brunswick.....	132 mi

Industry Highlights

- Claxton Poultry (Food Processing)
- ELK Group International (Distribution)
- Koyo Bearings (Advanced Manufacturing)
- Omega Piezo Technologies (Component Manufacturing)
- Williams Brothers Trucking (Logistics & Forestry)

Screven County

is perfectly centered between Augusta, GA and the Port of Savannah. Here your company can leverage all the location advantages of Georgia's go-to mid-coastal region, and also enjoy the low costs and the high-quality of a deep-rooted community where agriculture and industry thrive together, creating a work ethic second to none. Logistical options - highway, air, rail and port - provide fast global and domestic market access while available acreage (over 2,200 acres) and buildings insure ample options.



JOHN A. HENRY, JD

Executive Director
Screven County Development Authority

Email jhenry@screvenworks.com

Phone 912.667.7383

Website www.screvenworks.com

