

# Trion Industrial Park

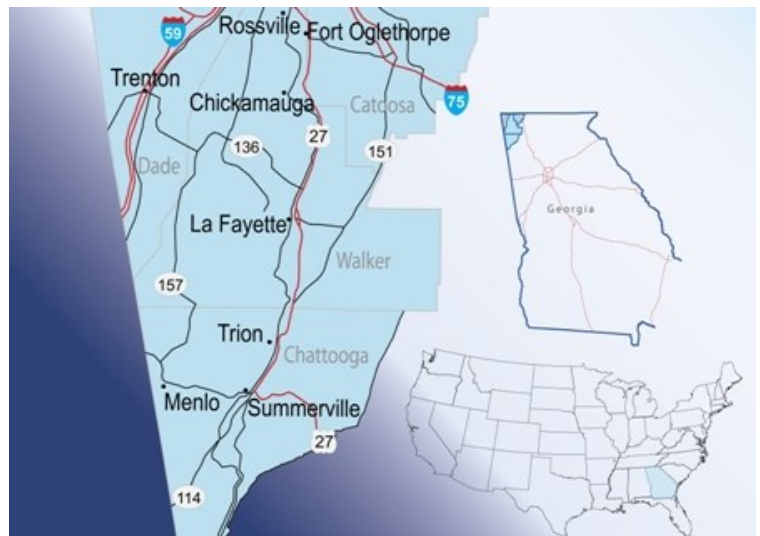
# Trion, Georgia

## Site Access

- Direct access to US Hwy 27
- 30 miles from Interstate 59
- 35 miles from Interstate 75
- 104 miles from Atlanta/Hartsfield International Airport
- 11 miles from LaFayette Barwick Regional Airport
- 52 miles from the Appalachian Regional Port
- 46 miles from Volkswagen Plant in Chattanooga

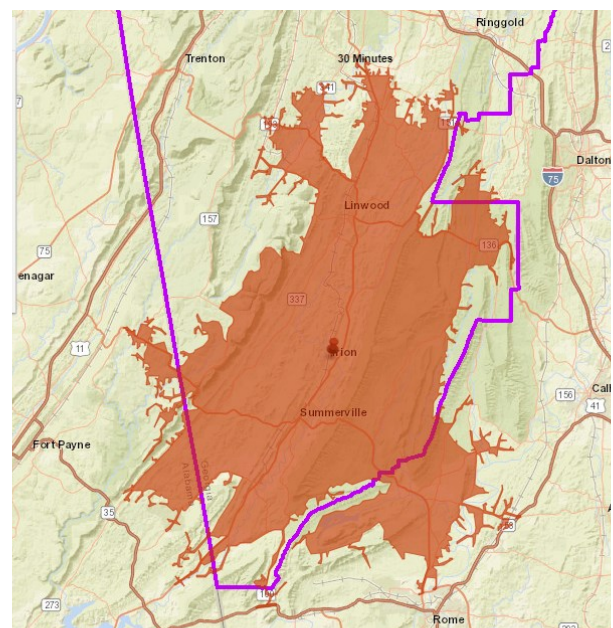
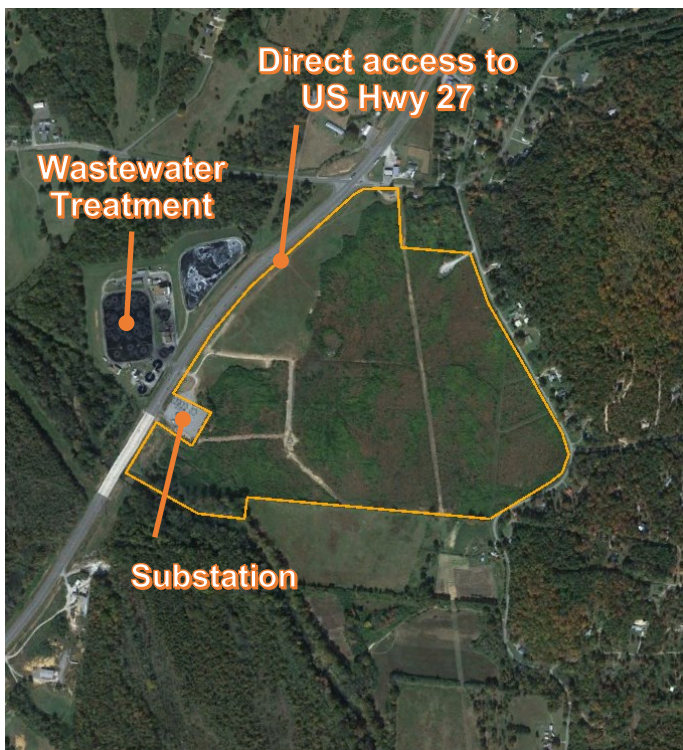
## Quick Demographics

- 24,276 people within a 30-minute drivetime
- Located at the top of the ABC triangle formed by the cities of Atlanta, Birmingham, and Chattanooga
- Within 35 miles of 3 community colleges



## Site Attributes

- **Acres** - 66 total acres; zoned industrial
- **Electricity** - 12kV distribution/115kV transmission; substation is adjacent to site; customer choice is available for connected loads of 900KW or greater
- **Water** - 10" line at the site
- **Wastewater** - 12" line at the site
- **Natural Gas** - 8" line at the site
- **Rail** - no available access
- **Telecommunications** - broadband connectivity available
- **Asking Price** - \$7,500/acre



Population: ESRI 2018

