

AVAILABLE

302 NESBITT ROAD, CORDELE, GA 31015

HARVEYS BUILDING

60,000 SF



- Lot Size +/- 5.98 ACRES
- Less than 2 miles to Interstate 75
- Available for Sale or Lease



CORDELE-CRISP COUNTY
INDUSTRIAL DEVELOPMENT COUNCIL
Planting Seeds For Prosperity

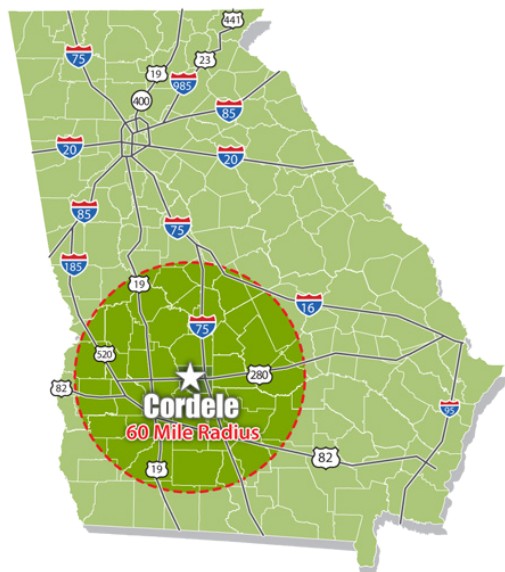
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ECG
Economic Development Partner

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PROPERTY HIGHLIGHTS

- » 60,000 Square Foot divided as follows:
 - » Freezer / Cooler 51,500 sq. ft.
 - » Refrigerated dock 6,000 sq. ft.
 - » Charging room / maint. 2,500 sq. ft.
- » Ceiling Height: 31' clear
- » Floors: 8" Reinforced Concrete
- » Property available for sale or lease
- » Ownership: Private

DEMOGRAPHIC SUMMARY

Cordele - Crisp County 60 mile radius

Population	771,937
Daytime Population	746,302
Available Work Force*	457,728
Median Household Income	\$50,652
Median Age	37.9

Source: ESRI 2022

*Source: JobsEQ 2022Q1

UTILITIES

- » **Natural Gas:** City of Cordele
- » **Public Water:** City of Cordele
- » **Sewer Service:** City of Cordele
- » **Electric Service:** Crisp County Power Commission

LOGISTICS

Airports

Crisp County - Cordele Airport.....	5 mi
Southwest GA Regional Airport	50 mi
Atl. Hartsfield-Jackson Int'l Airport.....	140 mi

Highways & Interstates

GA Highway 300.....	6 mi
Interstate 75.....	2 mi
Interstate 10.....	136 mi

Ports

Cordele Inland Port.....	1.5 mi
Port of Savannah.....	183 mi
Port of Jacksonville.....	212 mi

KEY EMPLOYERS IN CRISP COUNTY

EMPLOYERS	INDUSTRY	EMPLOYEES
Marvair Division of Airxcel, Inc.	Heating and Cooling Equipment Manufacturings	185 FT + 59 Contract
Norbord Georgia, LLC	Oriented Strand Board	130 FT
Helena Industries, Inc.	Pesticide and Other Agricultural Chemical Manufacturing	154 FT + 70 Contract
Goldens' Foundry and Machine Co.	Metal Machining and Iron Castings	136 FT
Big Tex Trailer Manufacturing, Inc.	Cargo Trailers	130 FT

Source: Georgia Department of Labor; DatabaseUSA