

AVAILABLE

2302 E. 9<sup>th</sup> AVENUE, CORDELE, GA 31015

# HOLT BUILDING

16,000 SF



- Lot Size - 3.65 ACRES
- Less than 1 mile to Interstate 75
- Additional 4,000 SF Building on site
- Available for Sale or Lease



**CORDELE-CRISP COUNTY**  
INDUSTRIAL DEVELOPMENT COUNCIL  
*Planting Seeds For Prosperity*

**GRANT BUCKLEY**

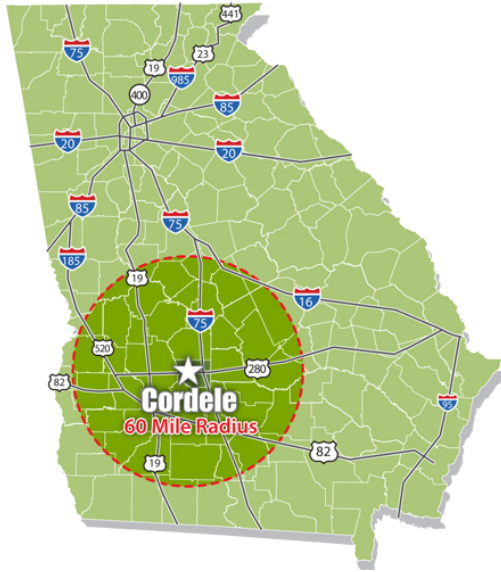
Executive Director  
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 **ECG**  
Economic Development Partner

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## PROPERTY HIGHLIGHTS

- » Main Building - 16,000 Square Foot
- » Additional Building - 4,000 Square Foot
- » Property available for sale or lease
- » Ownership: Private
- » Zoning: Industrial
- » Located in Federal Empowerment Zone

## 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..... 3 mi
  - Southwest GA Regional Airport ..... 48 mi
  - Atl. Hartsfield-Jackson Int'l Airport..... 138 mi

- Highways & Interstates**
- Interstate 75..... less than 1 mile
  - GA Highway 300..... 3 mi
  - Interstate 10..... 146 mi

- Ports**
- Cordele Inland Port..... 1 mi
  - Port of Savannah..... 182 mi
  - Port of Jacksonville..... 210 mi

## KEY EMPLOYERS IN CRISP COUNTY

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

Source: Georgia Department of Labor; DatabaseUSA