

DEVELOP

MILLEDGEVILLE-BALDWIN COUNTY



Milledgeville-Baldwin County Industrial Park

HWY 22 WEST, INDUSTRIAL PARK DRIVE MILLEDGEVILLE, GA 31061

CONTACT:

Jonathan Jackson, CECD

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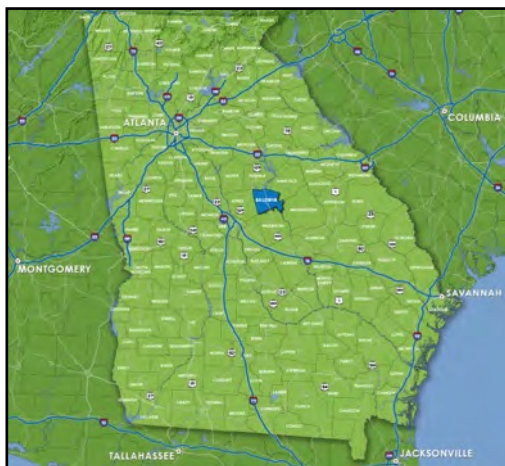
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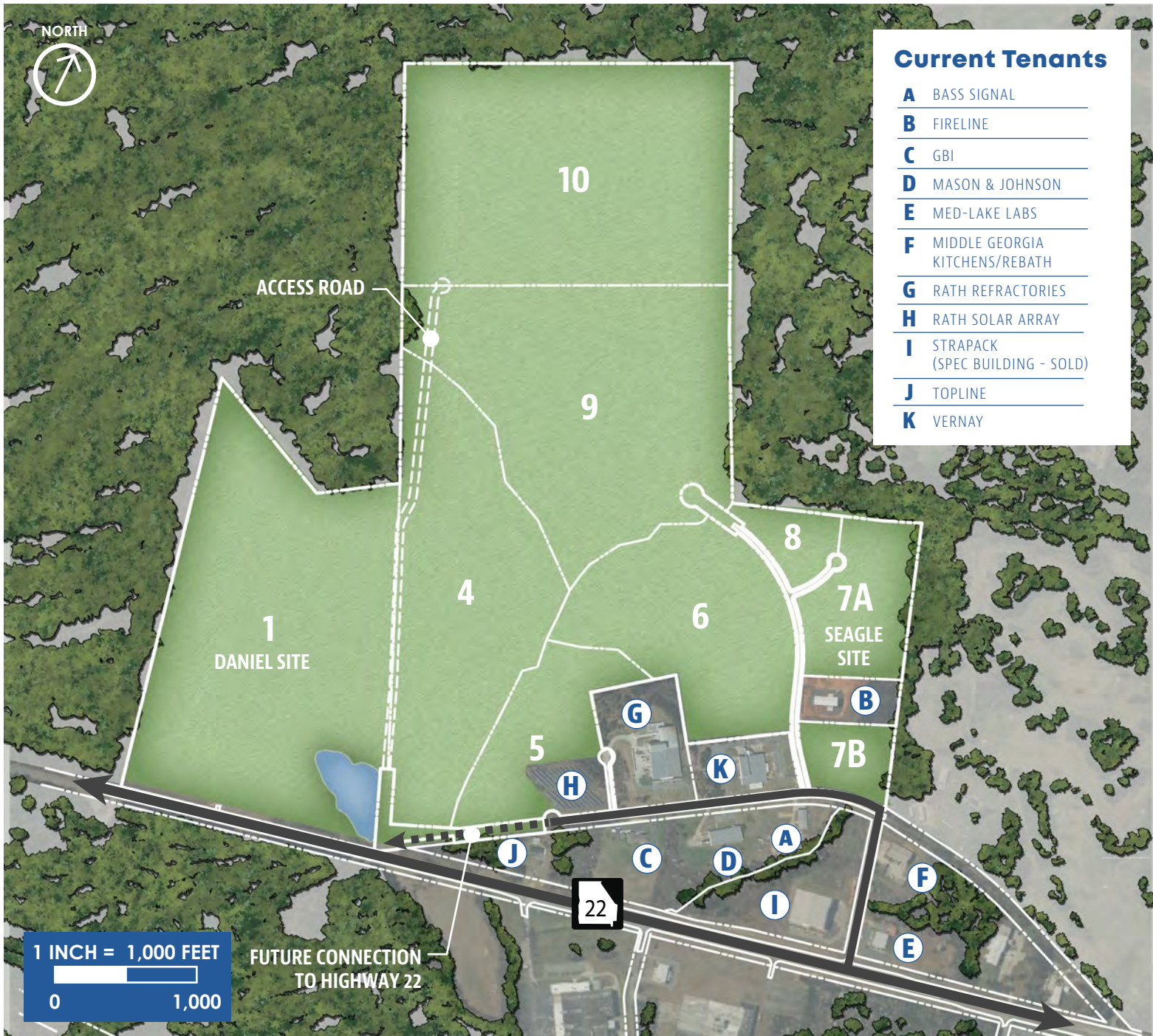
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Milledgeville, referred to as the "Heart of Georgia," is a city with a wealth of historical character, charm, and heritage. Being the capital of Georgia until 1864, the city is home to the stately Old Governor's Mansion as well as the historic campuses of Georgia College and State University and Georgia Military College. Downtown Milledgeville has experienced a renaissance bringing renewed energy, activity and revitalization that recently earned national recognition and award as a Great American Main Street City. Milledgeville prides itself on a balance of city living with stewardship of environment. Recreation opportunities abound in this city, named a Bike Friendly

Community by the League of American Bicyclists, including Georgia Power's 17,000 acre Lake Sinclair, touted as the cleanest lake in Georgia, as well as the Oconee River Greenway offering miles of trails along the river, creeks and through the natural environment. With a unique balance of historic/future vision, urban/green space, and development/stewardship, Milledgeville continues to enrich and connect community.

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The Milledgeville-Baldwin County Industrial Park is located on 486.89 acres of land of which 414.12 acres is available for industrial development. Currently the largest contiguous pad-ready site available is the Daniel tract and is 44 acres in size. The site is zoned Heavy Industrial (H-I) and has a Class 4 Fire Insurance Rating. The Park is located within the City limits of Milledgeville and does have protective covenants in place. The Park was granted GRAD (Georgia Ready

for Accelerated Development) status in 2015 and shows that all due-diligence has already been completed for the property.

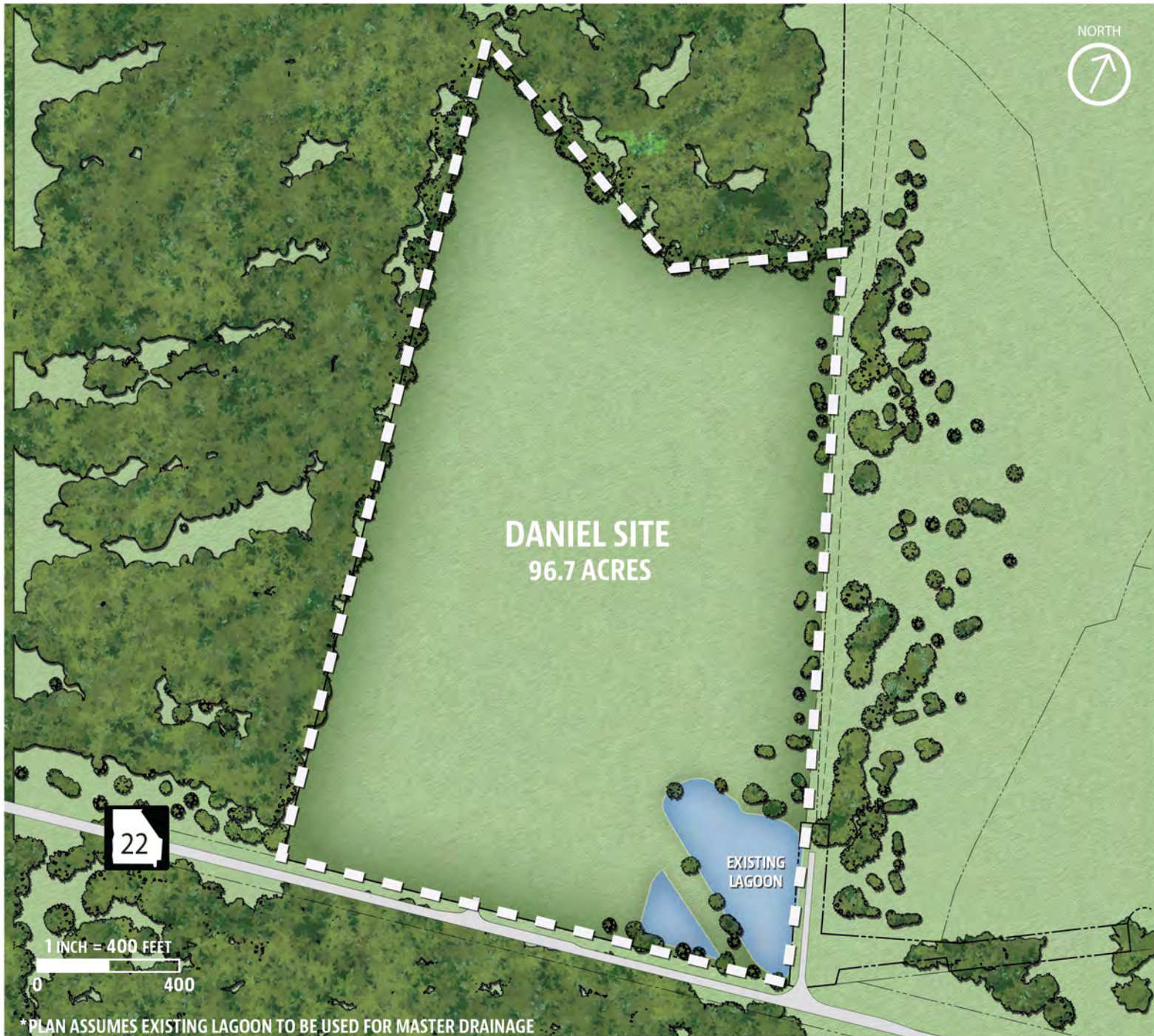
The surrounding land uses are:

- North:** Rural/Woodlands
- East:** Rural/State Property
- South:** Manufacturing
- West:** Rural/Woodlands

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Milledgeville-Baldwin County Industrial Park | Parcel 1

HWY 22 WEST, INDUSTRIAL PARK DRIVE MILLEDGEVILLE, GA 31061



UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- Site is pad ready

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Milledgeville-Baldwin County Industrial Park | Parcel 1

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EXISTING CONDITIONS EXHIBIT

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Milledgeville-Baldwin County Industrial Park | Parcel 4

HWY 22 WEST, INDUSTRIAL PARK DRIVE MILLEDGEVILLE, GA 31061



UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- ± 475,000 Cubic Yards

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Milledgeville-Baldwin County Industrial Park | Parcel 4

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Milledgeville-Baldwin County Industrial Park | Parcel 5

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UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Electric: Georgia Power/Tri-County EMC

Communications / Data: Windstream

Site Prep Requirements

- ± 40,000 Cubic Yards

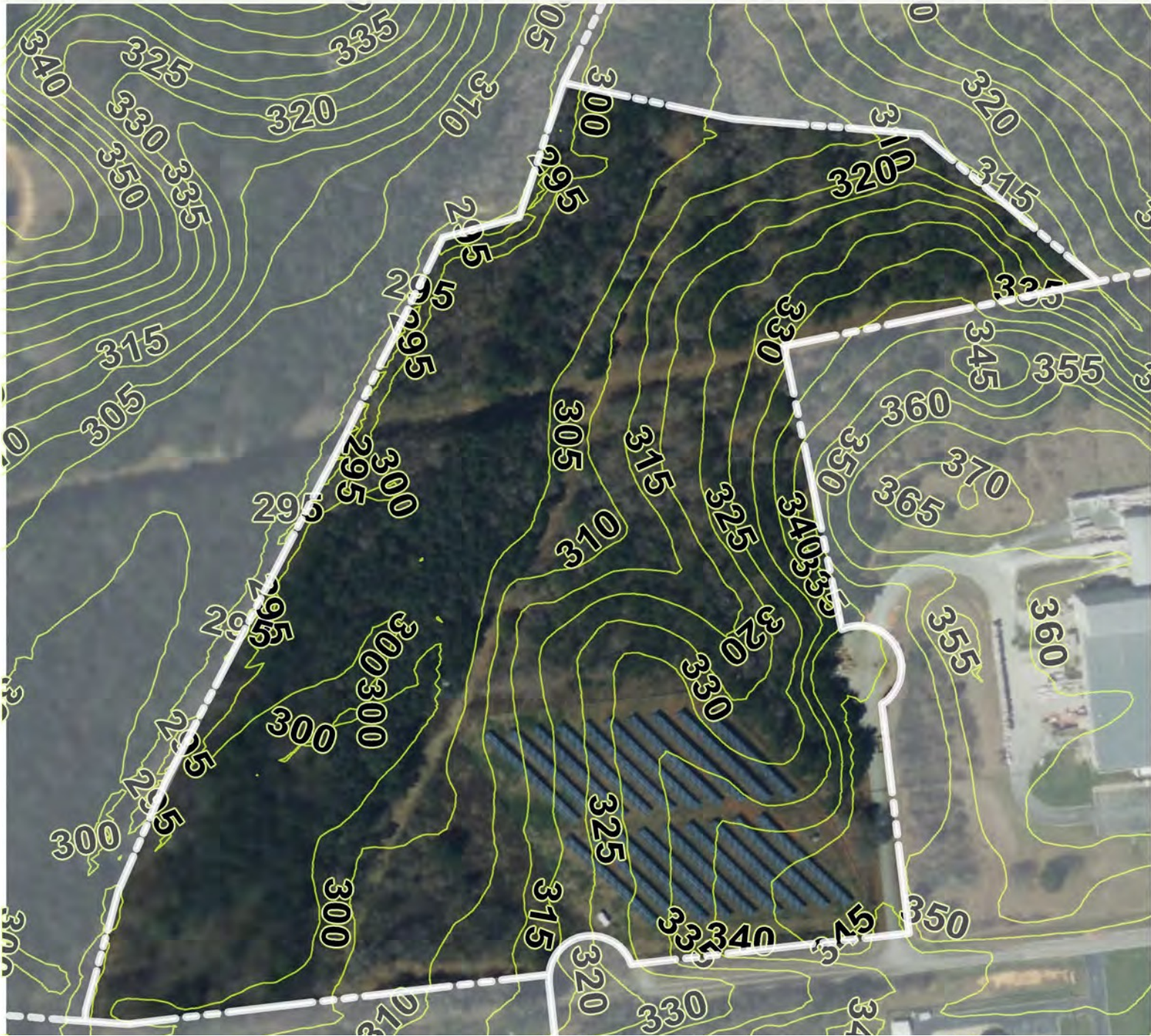
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Milledgeville-Baldwin County Industrial Park | Parcel 5

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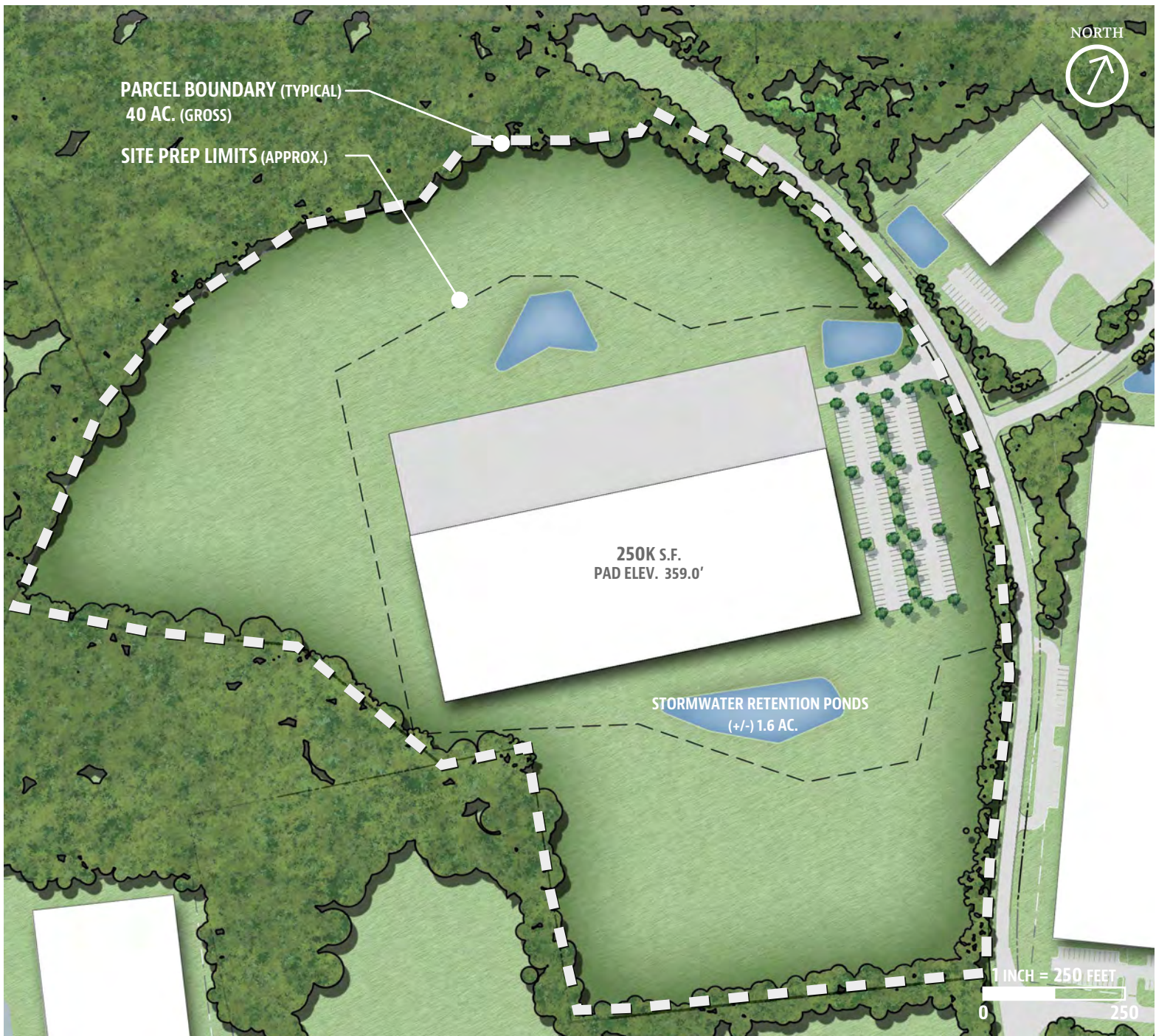


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Milledgeville-Baldwin County Industrial Park | Parcel 6

HWY 22 WEST, INDUSTRIAL PARK DRIVE MILLEDGEVILLE, GA 31061



UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Electric: Georgia Power/Tri-County EMC

Gas: AGL

- 4" Line

Communications / Data: Windstream

Site Prep Requirements

- ± 160,000 Cubic Yards

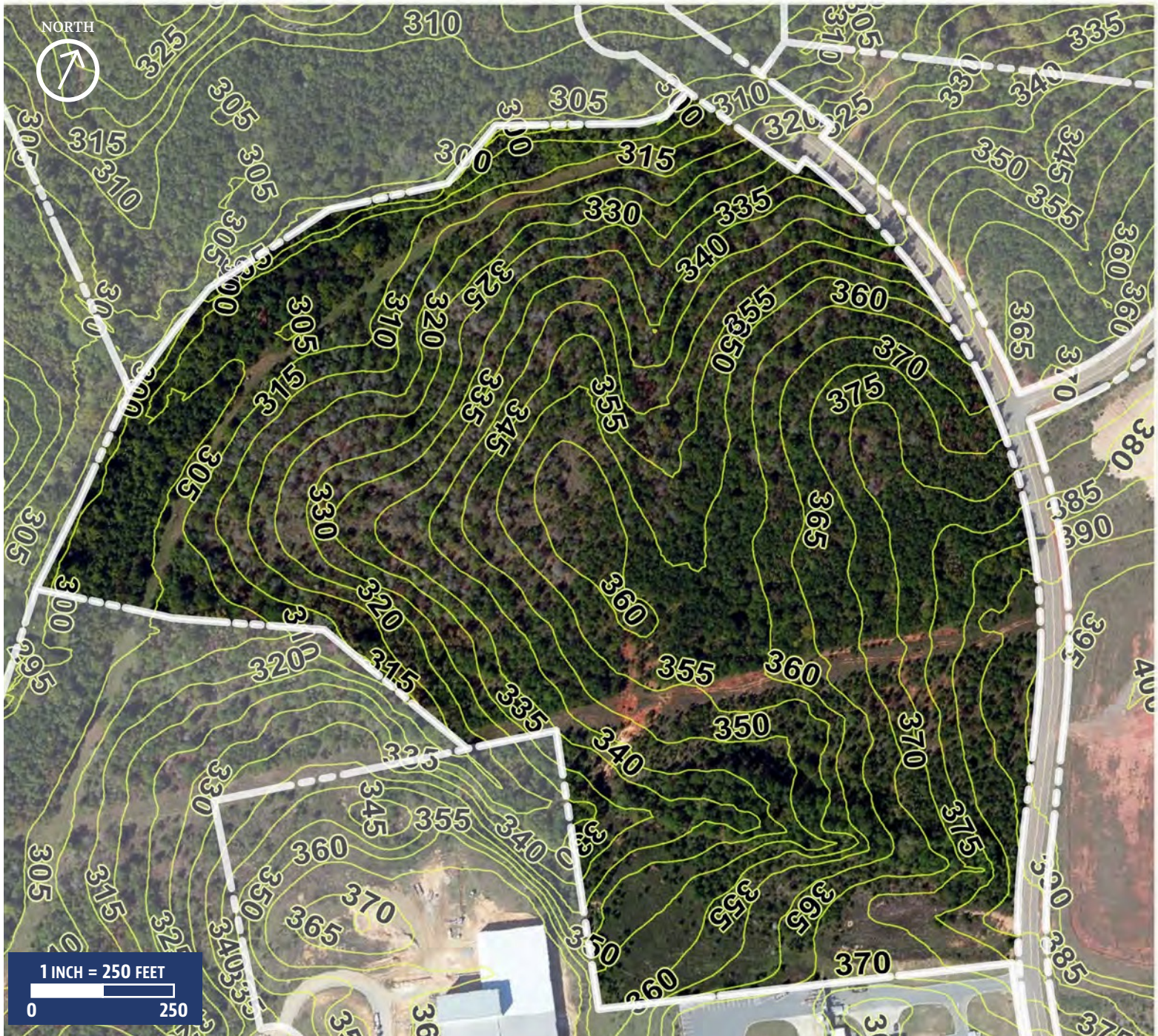
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Milledgeville-Baldwin County Industrial Park | Parcel 6

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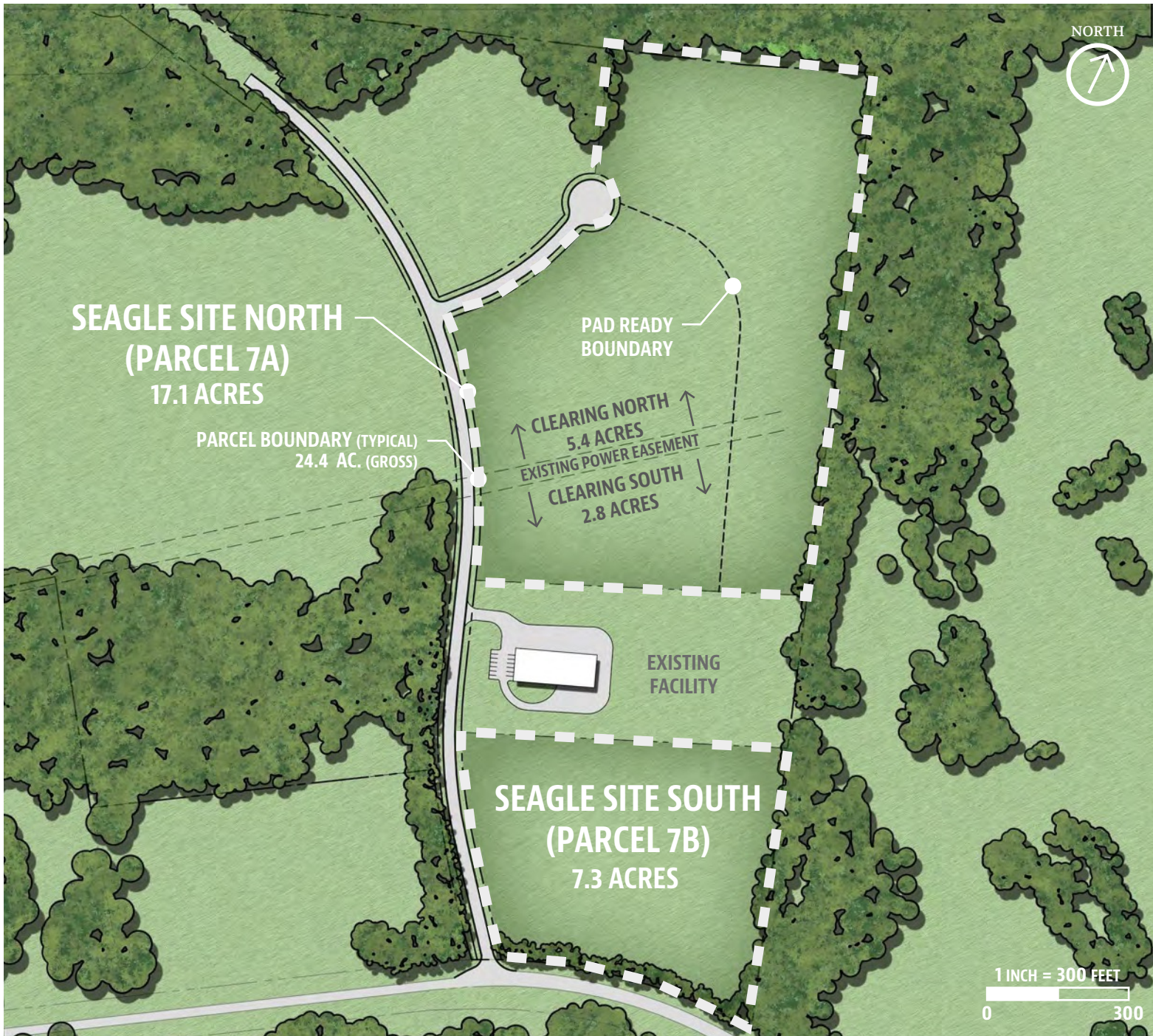
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Milledgeville-Baldwin County Industrial Park | Parcel 7

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UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Electric: Georgia Power/Tri-County EMC

Gas: AGL

- 4" Line

Communications / Data: Windstream

Site Prep Requirements

- ± 100,000 Cubic Yards

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Milledgeville-Baldwin County Industrial Park | Parcel 7

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UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- ± 100,000 Cubic Yards

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NORTH



PARCEL BOUNDARY (TYPICAL)
6 AC. (GROSS)

SITE PREP LIMITS (APPROX.)

STORMWATER
RETENTION
POND
(+/-) .15 AC.

30K S.F.
PAD ELEV. 358.0'

1 INCH = 150 FEET

0 150

Milledgeville-Baldwin County Industrial Park | Parcel 8

HWY 22 WEST, INDUSTRIAL PARK DRIVE MILLEDGEVILLE, GA 31061



UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- ± 15,000 Cubic Yards

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Milledgeville-Baldwin County Industrial Park | Parcel 9

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UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- ± 450,000 Cubic Yards

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Milledgeville-Baldwin County Industrial Park | Parcel 9

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Milledgeville-Baldwin County Industrial Park | Parcel 10

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UTILITIES

Water: City of Milledgeville Water & Sewer Dept.

- 8" Line, 8.4 mgd available capacity

Gas: AGL

- 4" Line

Sewer: City of Milledgeville Water & Sewer Dept.

- 12" Line, 7.0 mgd available capacity

Communications / Data: Windstream

Electric: Georgia Power/Tri-County EMC

Site Prep Requirements

- ± 1,050,000 Cubic Yards

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