



Sibley-Smith Industrial Park - 1,500 Acres

US 441 • MILLEDGEVILLE, GA 31061



With 1,500 acres of developable land, the Sibley-Smith Industrial Park is suited for the next project, of almost any scale. Norfolk-Southern serves the park. Water and sewer is on-site with pre-planning underway and poised for expansion to meet project needs. With frontage on US 441, you can move freight north or south to Tennessee or Florida. With proximity to GA 540 which is the newly designated I-14, running from Augusta, GA to west Texas, you can traverse the state east to west. Roadways give you access to all four directions while avoiding the bottleneck traffic of Atlanta. US 441 South gives easy access to I-16 and the Port of Savannah. The destinations and possibilities are endless.

CONTACT:

Jonathan Jackson
 (478) 451-0369 O or (478) 456-1054 M
 jjackson@developmilledgeville.com

DEVELOP
 MILLEDGEVILLE-BALDWIN COUNTY
 www.developmilledgeville.com

Sibley-Smith Specs

the site

Site Location

Milledgeville, Baldwin County Georgia

Total Acres - 1,589

Developable Acres - 1,500

Sale Price Per Acre - \$10,000. Project investment and job creation may provide gifting of property. Subdivision of property possible.

Phase I ESA completed Dec. 28, 2015

Archaeological Survey completed Jan. 2016

Boundary Survey completed Jan. 28, 2016

Cultural Resources Reconnaissance Survey completed Dec. 30, 2015

Geotech Exploration completed Feb. 8, 2016

Protected Species Assessment completed Dec. 30, 2015

Wetlands Determination Completed May 4, 2016

Approximately 98% of property is located outside of the **100-year flood plain**

Property is in an **Air Quality Attainment Zone**

County zoning/planning permits **Heavy Industrial**

Electric - 12kv 3 phase underground distribution service on-site and 115 kv transmission service runs north south through the site

Substation is 2.1 miles from site

Dual feed can be provided

Natural Gas - Line is 8" HP steel transmission main on-site with 500 psi

Water - Line is 16" adjacent to site

Water capacity is 12.44 MGD with 7.44 MGD excess capacity

Wastewater - Line is 12" adjacent to site

Wastewater treatment capacity is 10.55 MGD with 6.55 MGD excess capacity

Water and Wastewater upgrade planning underway

Telecom - Windstream or Spectrum can provide 10 Gbps. Fiber coming soon.

Fire Insurance Rating - 3

Distance to **I-20** - 28 miles, Madison Ga.

Distance to **I-75** - 29 miles, Macon, Ga.

Distance to **I-16** - 29 miles, Macon, Ga. or 44 miles, Dublin. Ga.

Distance to **four lane, divided, limited access highway** - Adjacent

Distance to **Regional Airport** - 7 miles (Baldwin County, Milledgeville)

Distance to **Commercial Airport** - 38 miles (Middle Georgia Regional, Macon)

Distance to **International Airport** - 80 miles (Hartsfield-Jackson, Atlanta)

Distance to **Port** - 165 miles (Port of Savannah)

Norfolk Southern rail on-site.

due diligence

zoning

utilities

utilities

logistics

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