

Industrial Park & Spec Buildings

Hwy 117
Lumber City, GA

Land: 42 acres
Spec Buildings: 4

Property of the
Joint Development Authority of
Hazlehurst, Lumber City and Telfair County



PHOTOS OF BUILDINGS



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**INDUSTRIAL PARK & SPEC BUILDINGS
LOCATION: HWY 117, LUMBER CITY, GA**

BUILDING AND SITE SPECS

Total Acreage 42

Buildings 1 & 3

100' x 80' (8,000 sq. ft.)

16' Eaves

24'5" Roof Peak

12'x14' Rollup Doors

Buildings 2 & 4

100' x 100' (10,000 sq. ft.)

16' Eaves

24'5" Roof Peak

12'x14' Rollup Doors

*All buildings have skylights and ridge vents

*Flooring incomplete in all buildings

*All four buildings have expansion potential.

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AERIAL MAP



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**INDUSTRIAL PARK & SPEC BUILDINGS
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TRANSPORTATION

Highway Access

- Site is located along GA117
- Site is 72 miles from Interstate 75-Cordele via GA117/US 280;
- Site is 69 miles from Interstate 75-Tifton via GA 117;
- Site is 77 miles from Interstate 75-Perry via US 341;
- Site is 98 miles from Interstate 75-Macon via US341/US 441/Interstate 16;
- Site is 94 miles from Interstate 95-Brunswick via US 341;
- Site is 155 miles from Interstate 95-Savannah via US 341/I95;
- Site is 51 miles from Interstate 16 via US 341/US 441.

(Note: US Hwy 341 is four lane from I75 to I95)

Railroad Access

- Norfolk Southern Railroad is located 1 mile from site

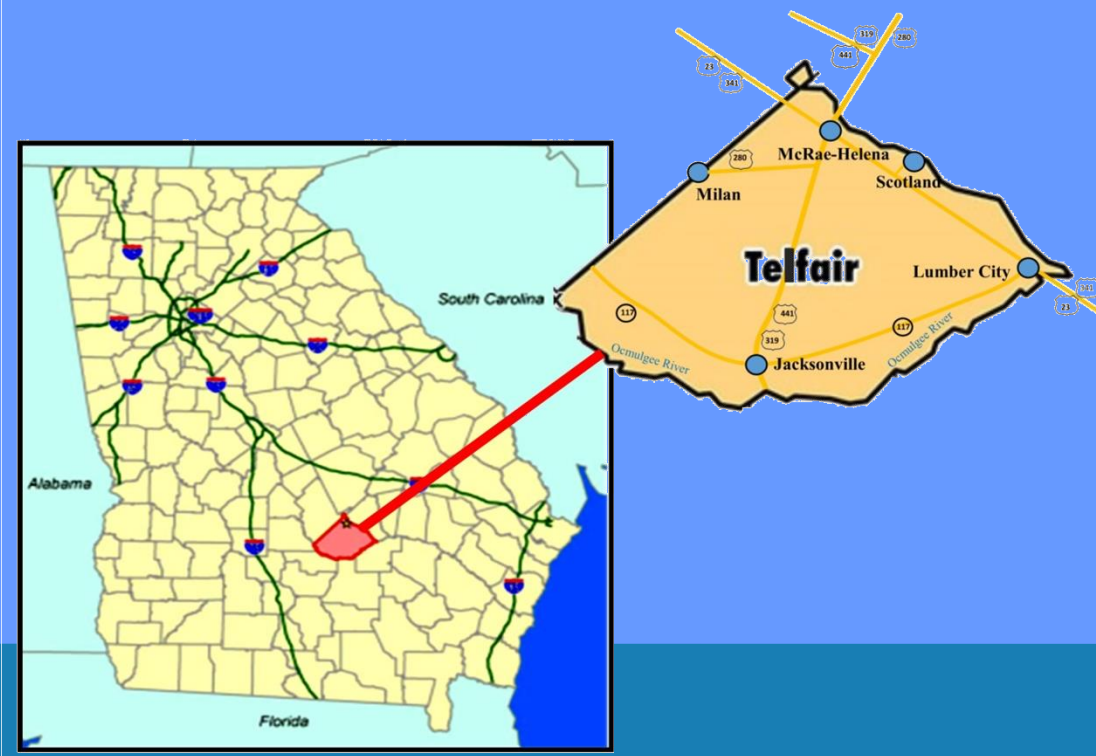
Waterways

- Port of Savannah 160 miles from site
- Port of Brunswick 106 miles from site
- Barge Facility 106 miles from site
- Brunswick Docks

Airport Access

- Telfair-Wheeler Airport 20 miles from site
- *Hazlehurst Airport 7 miles from site
- 5,001' Runway 4,508' Runway

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UTILITIES

Water: City of Lumber City Water Main Size: 6"

Sewer: Septic System

Natural Gas: N/A

Telecommunications: AT&T

Electrical Suppliers: Little Ocmulgee EMC
3 Phase

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GEORGIA INCENTIVES

- Investment Tax Credit
- Job Tax Credit
- Port Tax Credit Bonus
- MEGA Project Tax Credit
- Quality Jobs Tax Credit
- Research & Development Tax Credit
- Premium Tax Credit
- Child Care Tax Credits
- Parolee Tax Credit
- Sales and Use Tax Exemption
- Inventory Tax Exemption
- Foreign-Trade Zone (FTZ)

LOCAL INCENTIVES



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INDUSTRIAL PARK & SPEC BUILDINGS
LOCATION: HWY 117, LUMBER CITY, GA

DEVELOPMENT AUTHORITY

Development Authority of Telfair County

9 E. Oak St.

McRae-Helena, GA 31055

www.telfairco.org

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