

Industrial Park & Spec Buildings

Location: Hwy 117,
Lumber City, GA

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



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Location: Hwy 117, Lumber City, GA



View of Buildings 3 & 4 from US Hwy 117

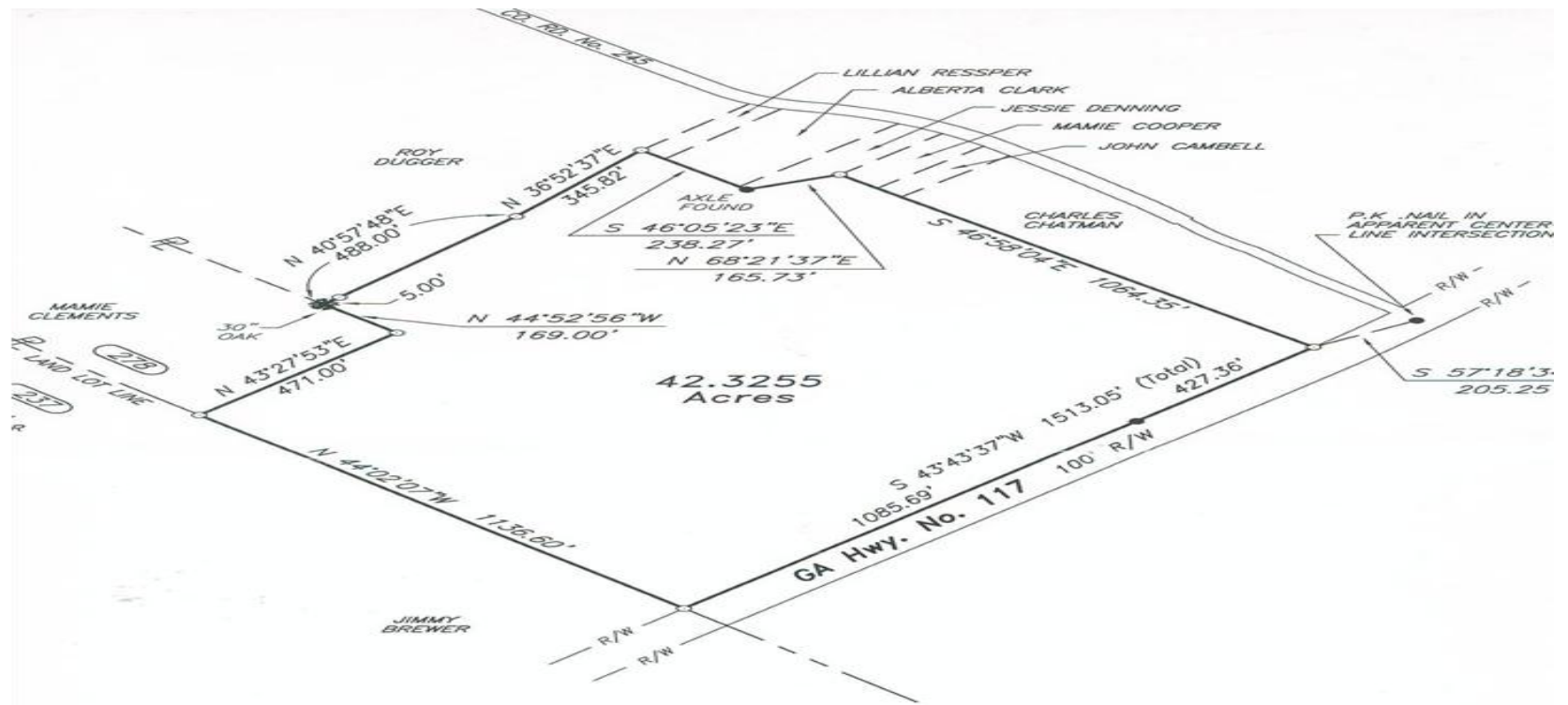


View of Buildings 1 & 2 from US Hwy 117

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Plat



SURVEYOR'S NOTES
 1. In my opinion, this plat of survey did not require approval pursuant to O.C.G.A. Section 15-06-67 (d).
 2. Any certification expressed or implied herein applies only to the individual(s), association(s), agency(s), and/or corporation(s) explicitly listed.
 3. Any certification expressed or implied herein is invalid without the official, embossed seal impression of the surveyor.

Arial Base Map



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
- 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.

Railroad Access

- Norfolk Southern Railroad is located 1 mile from site

Airport Access

- Telfair-Wheeler Airport
20 miles from site via US 341/US 441
5,001 Ft. Runway

Waterways

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



Utilities

Water: City of Lumber City

Water Main Size: 6"

Sewer: Septic System

Natural Gas: N/A

Telecommunications: Alltel

Electrical Suppliers: Little Ocmulgee EMC

Telfair County is a Tier 1 County

- Job Tax Credits
- Manufacturing Machinery & Industrial Materials Sales and Use Tax Exemption
- Sales & Use Tax Exemption on Energy
- Exemption of Ad Valorem Tax on Inventory (Freeport)
- Workforce Investment Act (WIA)
- Business Expansion Support Act (BEST)

**This presentation is a publication of the
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