



Fact Sheet: Telfair County Industrial Park

A publication of the Telfair County Chamber of Commerce



View of Industrial Boulevard (Northwest)



View looking west from the intersection of US Highway 280/319/441 and Industrial Boulevard



View looking northeast from the western property line



View looking East from the Western property line

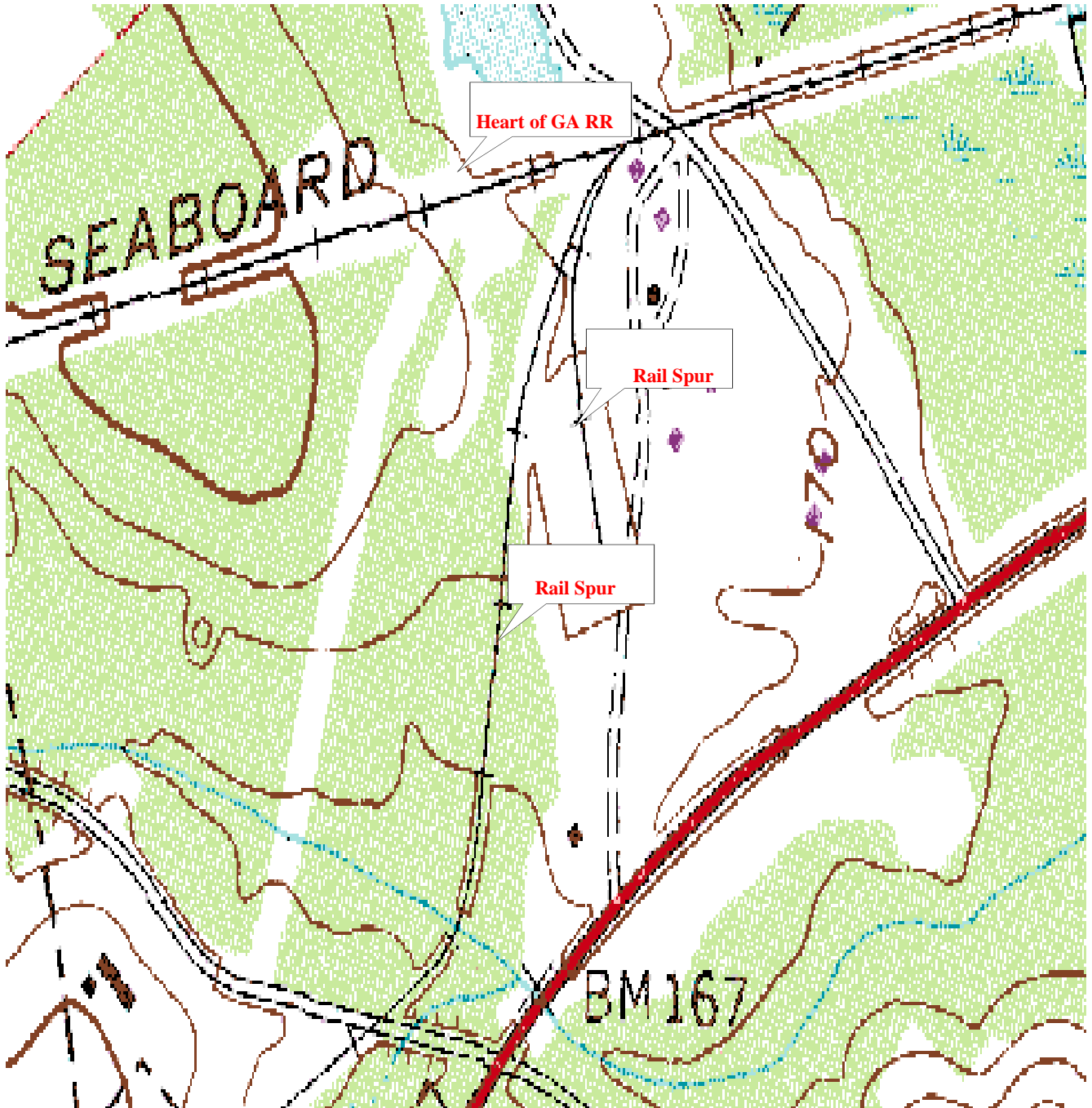


View looking West from Industrial Boulevard



Fact Sheet: Telfair County Industrial Park -Topo-

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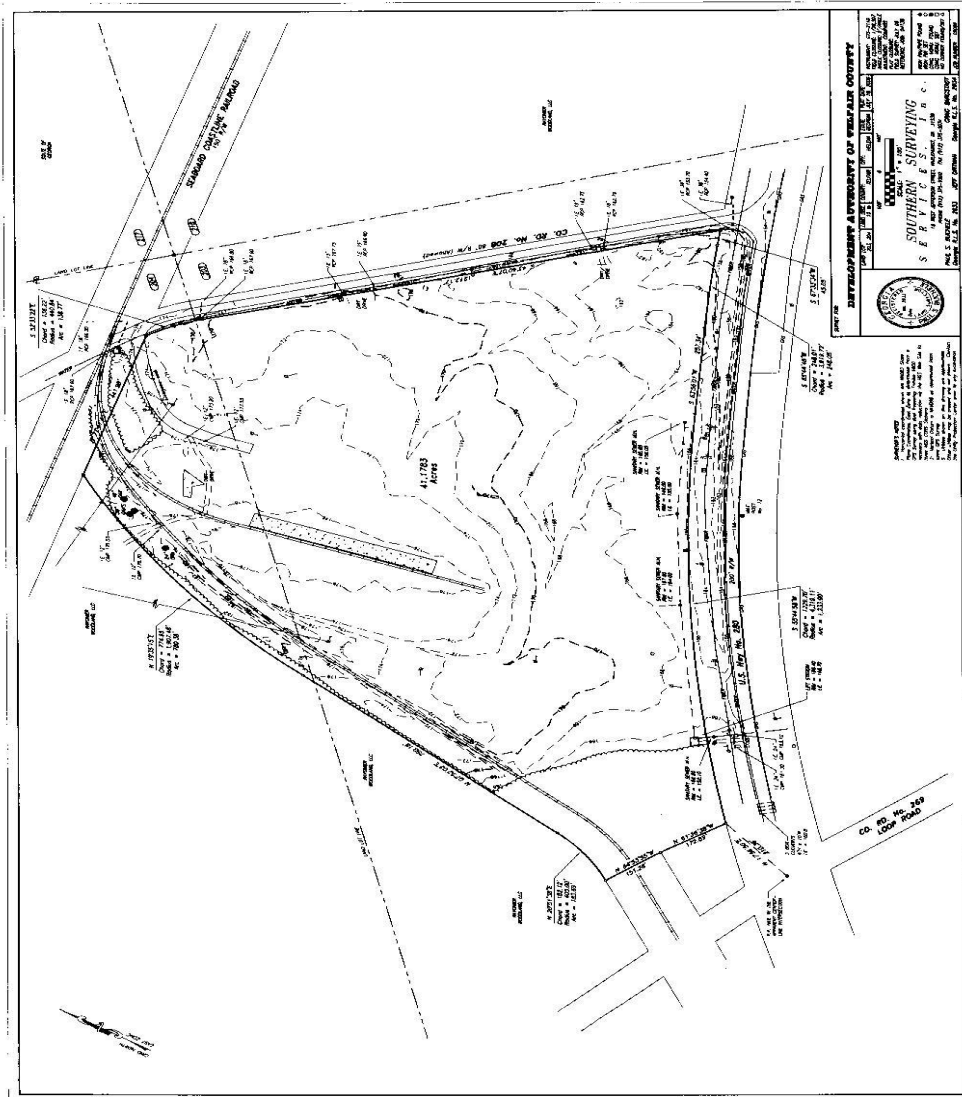


Fact Sheet: Telfair County Industrial Park -Plat-

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Development Factors

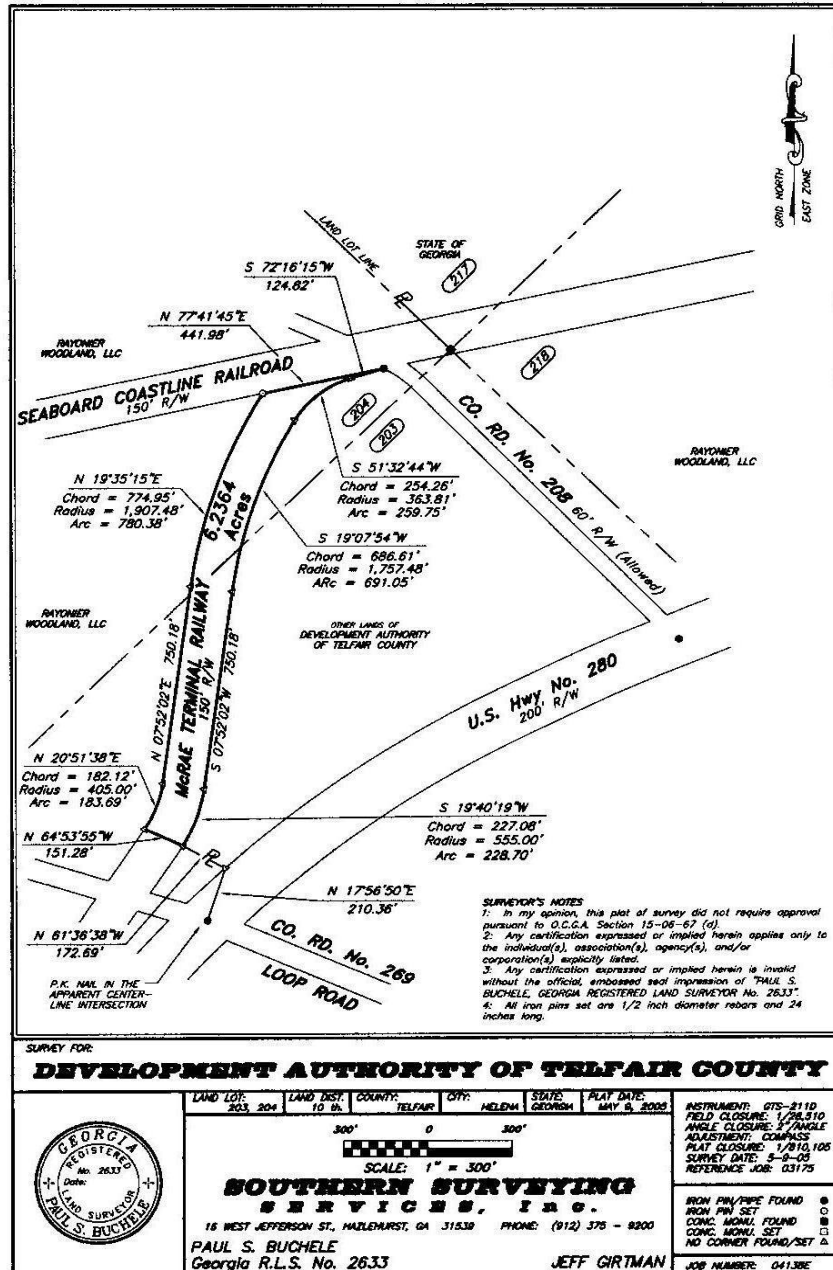
- 42 +/- acres
- Frontage of 2,050 feet along US 441/280
- Existing road on left side
- Zoned as an industrial park





Fact Sheet: Telfair County Industrial Park -Rail Spur Plat-

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SURVEY FOR:
DEVELOPMENT AUTHORITY OF TELFAIR COUNTY

	LAND LOT: 203, 204 LAND DIST: 19 th R/W COUNTY: TELFAIR CITY: MABLETON STATE: GEORGIA PLAT DATE: MAY 5, 2005	INSTRUMENT: GTS-211D FIELD CLOSURE: 1/28,510 ANGLE CLOSURE: 2" ANGLE ADJUSTMENT: COMPASS PLAT CLOSURE: 1/810,105 SURVEY DATE: 5-5-05 REFERENCE JOB: 03175
	SCALE: 1" = 300' SOUTHERN SURVEYING SERVICES, Inc. 16 WEST JEFFERSON ST., MABLETON, GA 31519 PHONE: (912) 375 - 9200 PAUL S. BUCHELE Georgia R.L.S. No. 2633 JEFF GIRTMAN JOB NUMBER: 04138E	



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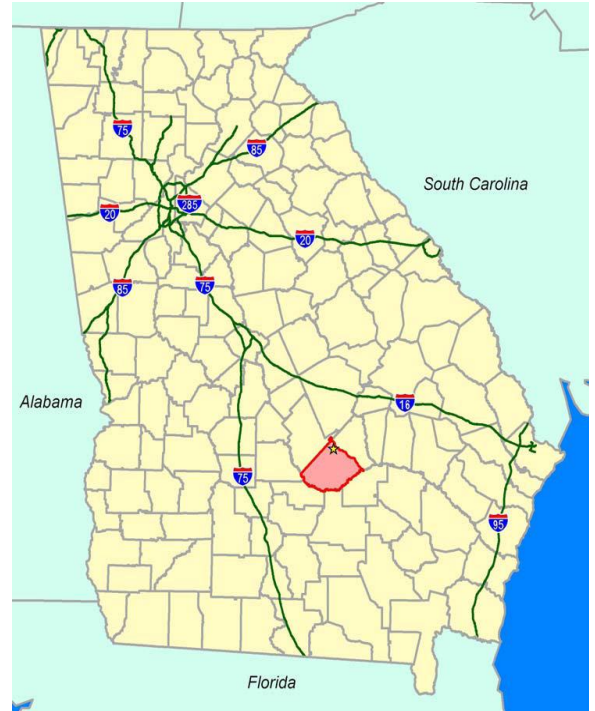
Fact Sheet: Telfair County Industrial Park -Transportation-

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Transportation

Highway Access

- Site is located along US 441/280/319; GA 30/27
- Site is 57 miles from Interstate 75-Cordele via US 280;
- Site is 69 miles from Interstate 75-Tifton via US 319;
- Site is 61 miles from Interstate 75-Perry via US 341;
- Site is 78 miles from Interstate 75-Macon via US 441/Interstate 16;
- Site is 111 miles from Interstate 95-Brunswick via US 341
- Site is 142 miles from Interstate 95-Savannah
- Site is 24 miles from Interstate 16. US 441/280 connects this site to Interstate 16



Railroad Access

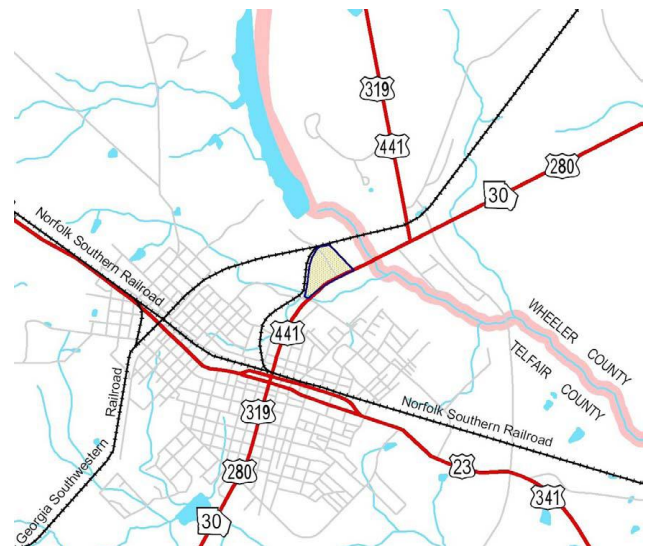
- Heart of Georgia Railroad is located along northern edge of this site;
- Existing spur track on site;
- Access to Norfolk Southern

Airport Access

- Telfair-Wheeler Airport 1 mile from site
5,001 Ft. Runway

Waterways

- Port of Savannah 140 miles from site
- Port of Brunswick 100 miles from site
- Barge Facility 100 miles from site
- Brunswick Docks



Telfair County Chamber of Commerce & Telfair Development Authority

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www.telfairco.org



Fact Sheet: Telfair County Industrial Park -Utilities-

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Utilities

Type	Name	Main Size (in.)	Proximity (mi.)
Water	City of Helena	10	On Site
Sewer	City of Helena	8	On Site
Natural Gas	Georgia Natural Gas	4 (High Pres.; 275 psi)	On Site
Telecommunications:	Windstream	25 and 200-Pair Copper, 4-Fiber Optic Cable	On Site

Electrical Supplier(s) with Potential Service:

Georgia Power
Little Ocmulgee EMC