

FOR SALE

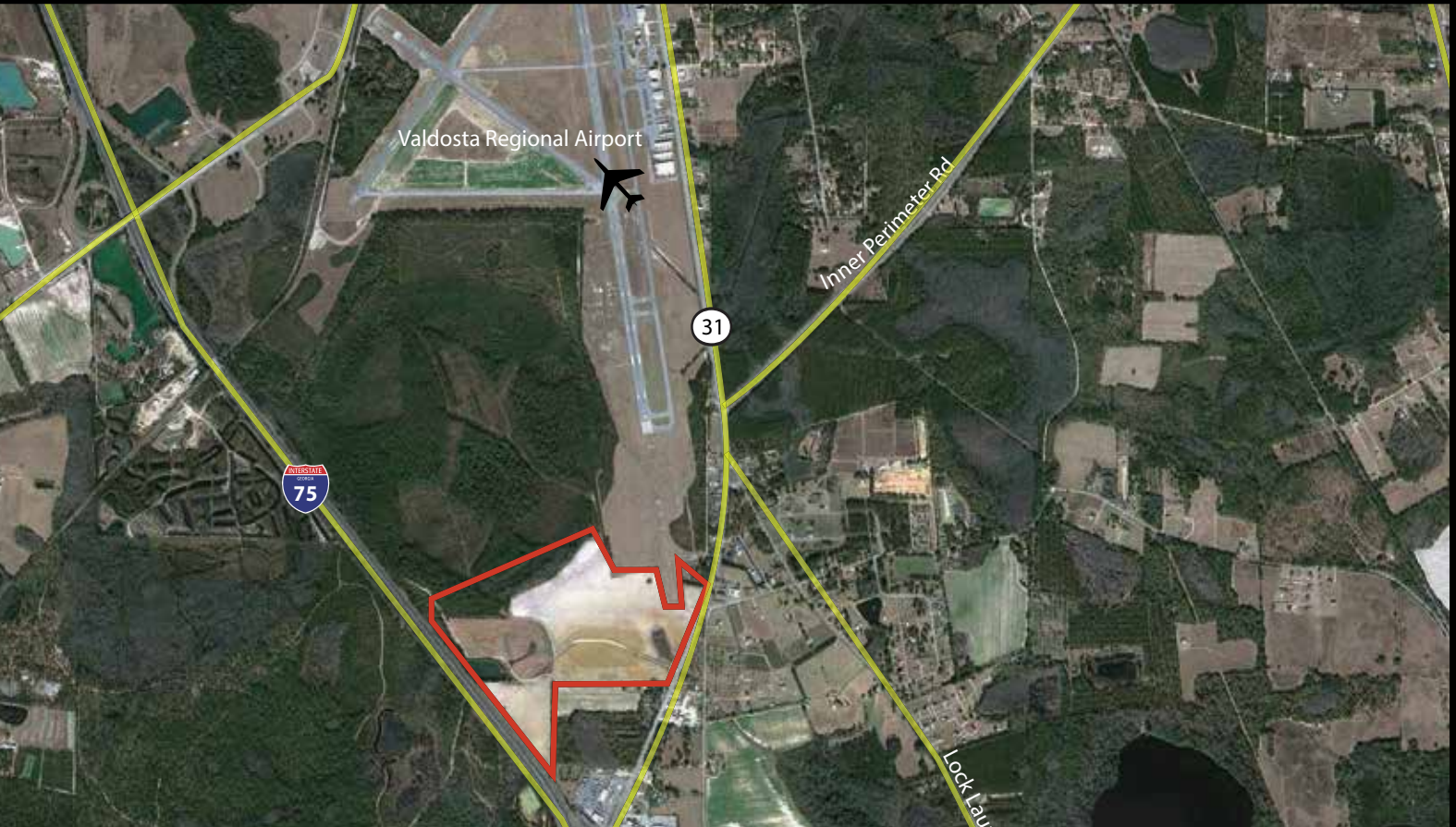


VALDOSTA INDUSTRIAL LAND

EXTENSIVE I-75 FRONTAGE

178 GROSS ACRES | 131 UPLAND ACRES

VALDOSTA, GA (LOWNDES COUNTY)



Rare opportunity for sizeable industrial tract with 2/3 mile of I-75 frontage. The site is located just south of the Valdosta Regional Airport and ½ mile from the I-75/Highway 31 interchange. Valdosta is halfway between Atlanta and Orlando and is the regional hub for 11 South Georgia and North Florida counties, which serves 1.2 million people. In the past decade, Valdosta-Lowndes County has experienced significant growth in the advanced manufacturing, agriculture/ food processing, and warehouse/distribution sectors which includes regional distribution hubs for Home Depot, DuPont, Dillard's, Lowe's and many others.

- For sale: \$7,000,000
- 178 gross acres / 131 upland acres
- 3,600' on I-75 / 1,400' on Highway 31
- Zoned M-2 (Manufacturing)
- City utilities on site (12" water line; 4" sewer main)
- Wetlands Delineated
- .5 miles to I-75/Hwy 31 interchange
- 8,000' runway just north of property

William Lattimore III

CBRE

912.228.3528

william.lattimore@cbre.com

Scott McGregor

CBRE

404.504.5048

scott.mcgregor@cbre.com

Nic Daugharty

Coldwell Banker

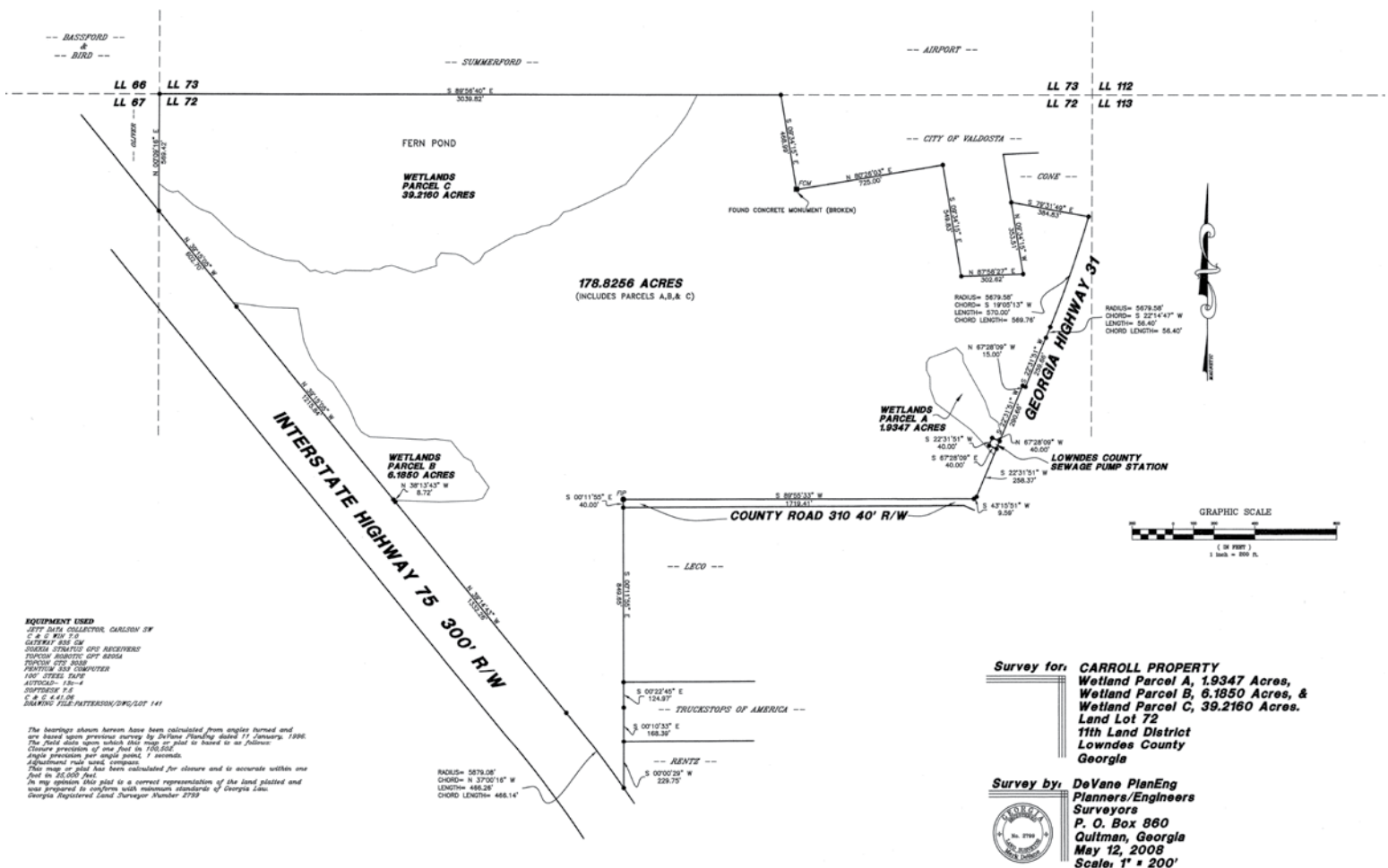
229.300.0331

ndaugharty@bellsouth.net

CBRE

Valdosta-Lowndes County Information

- Major metro markets within one day truck drive: Atlanta, Birmingham, Columbia, New Orleans, Nashville, Jackson, Memphis, Jackson, Charlotte, Lexington, Jacksonville, Orlando, Tampa, Miami
- 213,000 skilled workers within an hour's drive
- Area colleges: Valdosta State University, Wiregrass Georgia Technical College, Georgia Military College, Embry-Riddle Aeronautical University and Park University
- Leading employers in Valdosta: Steeda Autosports, South Georgia Pecan Co., Langdale Forest Products, Home Depot, Lowe's SAFT America, ADM, Fresh Beginnings and Packaging Corporation of America
- Valdosta-Lowndes County Industrial Development Authority can provide incentives and assistance with low interest financing, reduction in real and personal property taxes, project management, fast track permitting and workforce development.





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CBRE | 300 Drayton Street | Suite 300 | Savannah, GA 31401 | www.cbre.com/savannah

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