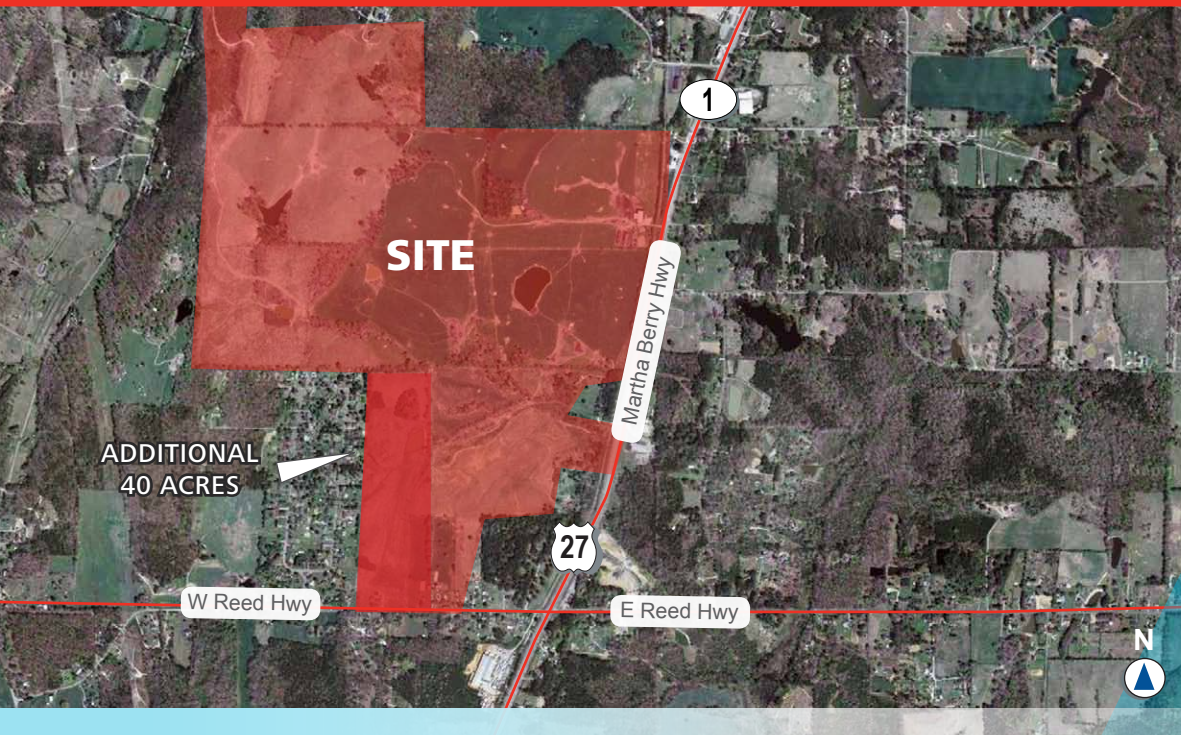


Walker County Business Park

40 - 500 acres available

US 27 at West Reed Road | LaFayette, Georgia 30728
Walker County



OVERVIEW

Largest contiguous tract of land in Northwest Georgia, served by short line railroad operated by Genesee & Wyoming. Master planned industrial park with opportunities for rail-served warehouses, distribution centers and manufacturing facilities. 500 plus acres with excellent fiber optic connections offering redundant telecom and power. Additional 40 acre site adjacent to master planned industrial park. For sale or build to suit opportunities available.

BENEFITS

- On Hwy 27 – four lane access to Highway 75, 59 and 24
- Dual rail access with short line rail; access to all markets via CSX and Norfolk Southern
- Hartsfield Jackson International Airport (130 miles); Chattanooga Metropolitan Airport (27 miles); LaFayette Barwick Airport with 5,412 foot runway (7 miles)
- 30 miles from Enterprise South (location of Volkswagen plant)
- Foreign Trade Zone
- Freeport exemption
- 6" water main, 8" sewer main, 4" gas line, 3 phase power
- Unlimited broadband services
- Phase 1 environmental study

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csubbarayan@ackermanco.net

Ackerman & Co.

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MASTER PLAN



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REPRESENTATIVE BUILDING EXAMPLES OR TYPES



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MAP



LOCATION HIGHLIGHTS

- Direct access to US Hwy 27 - four lane
- 27 miles to I-75
- Within 130 miles of Hartsfield-Jackson Atlanta International Airport
- Within 27 miles of commercial airport - Chattanooga Metropolitan Airport
- Within 7 miles of local airport - Lafayette Barwick Airport with a 5412-foot runway
- 669,616 people within a 30-mile radius
- Located at the top of the ABC triangle formed by the cities of Atlanta, Birmingham and Chattanooga
- Only 30 miles from Enterprise South (location of Volkswagen plant)
- Within 35 miles of 3 community colleges