

Electric Cities of Georgia

75 5th Street NW, Suite 850
Atlanta, Georgia 30308

Elberton Industrial Park Site

Industrial - Site



Elbert County
1395 Mineral Springs Rd
Elberton, GA 30635

For Sale or Lease

Sale/Lease Price



Detail

Subtype: Site	Total Acreage: 190	Avail Acreage: 138.9	Largest Tract: 72.6
GRAD: Yes	In City Limits: Yes	Current Zoning: Industrial	Proposed Zoning: None
Dev Stage: Industrial Park	Rail Available: No	Rail Siding: No	Environ Ph1: Yes
Covenants: Yes	Ownership: Public		

Utilities

Fire Rating: 4	Police Protection: City	Fire Protection: City	Telecommunications: AT&T; Elberton Utilities (fiber optics)
Electric Provider: City of Elberton	Sewer Provider: City of Elberton	Water Provider: City of Elberton	Gas Provider: City of Elberton
Sewer Size: 12" Main	Water Size: 8" Main	Gas Size: 6" Main	

Transportation

Type	Name	Distance (mi)	Description
Highway	GA 72	0	
Interstate	Interstate 85	30	
Airport	Elbert County - Patz Field	3	4,000 ft runway
Airport	Greenville- Spartanburg	75	11,000 ft runway
Rail	NS Greenville Intermodal	75	
Interstate	85	35	

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Interstate	20	45	Adjacent
Airport	Hartsfield-Jackson Atlanta	107	

Places

Type	Name	Distance (mi)	Description
City	Atlanta, GA	105	

Additional Information

Zoning Advantages: Job Tax Credit - Tier 2/\$3,000 (2017)

A PRIME location for operation of your business. Industrial Park Land Awaiting Your Vision.

Located near the Elbert County Campus of Athens Technical College and 3 miles from the county seat of Elberton, GA. Elberton Industrial Park properties are served with all utilities including electric, water & wastewater, natural gas, Broadband, and telecommunications.

Currently, all available buildings are occupied, but many other land opportunities are available.

Industrial Park Neighbors: Bubba Foods (Bubba Burgers), Moller Tech, Hailo USA, Monument Warehouse

The City of Elberton keeps 500,000 gallons of water in storage on-site for commercial use.

Sewage-12" sewer mains are used in the Park to facilitate large industrial users.

Gas-The City of Elberton (through the Municipal Gas Authority of Georgia {MGAG} provides natural gas service to the Industrial Park. A 2" high pressure {300 PSI} line serves the Park's needs.

Electric-Power needs are met by the City of Elberton, Georgia Power, and Hart EMC.



Information presented is obtained from sources deemed reliable. We assume no liability of errors, omissions or modifications.