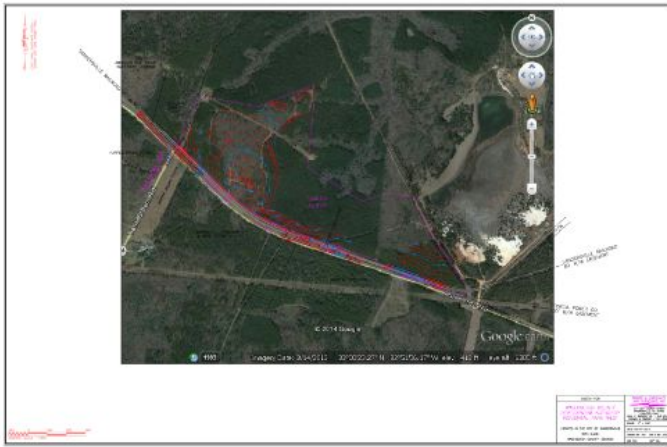


Fall Line Industrial Park West

Industrial - Site



Washington County
2746 Deepstep Rd
Sandersville, GA 31082

For Sale or Lease

For Sale or Lease

Sale/Lease Price

**Negotiable
Negotiable**



Detail

Subtype: Site	Total Acreage: 152.69	Avail Acreage: 152.69	Largest Tract: 100
Smallest Tract: 9	GRAD: Yes	In City Limits: Yes	Current Zoning: I2
Land Use North: Forestry	Land Use South: Forestry	Land Use East: Industrial	Land Use West: Forestry
Dev Stage: Industrial Park	Rail Available: Yes	Rail Siding: No	Rail Provider: Sandersville Railroad Company
Environ Ph1: Yes	Wetland Del: Yes	Covenants: No	Ownership: Public

Utilities

Fire Rating: 3	Police Protection: City	Fire Protection: City	Telecommunications: AT&T
Electric Provider: Washington EMC	Sewer Provider: City of Sandersville	Water Provider: City of Sandersville	Gas Provider: AGL Resources
Sewer Size: 20" Main	Water Size: 8" Main	Gas Size: 8" Main	

Transportation

Type	Name	Distance (mi)	Description
Highway	GA 88	1	
Highway	GA 15	2	
Rail	Sandersville Rail	0	
Port	Savannah - Ocean Term	120	

Fall Line Industrial Park West

Interstate	20	45	
Interstate	16	46	
Airport	Kaolin Field	2.5	5,015 ft runway
Airport	Middle Georgia Regional Airport	51.9	6,501 ft runway
Airport	Hartsfield-Jackson Atlanta	101.9	11,889 ft runway
Highway	US 319	20	
Highway	US 441	20	

Places

Type	Name	Distance (mi)	Description
City	Atlanta, GA	105	
City	Macon, GA	48	
City	August, GA	52	
City	Athens, GA	72	
College/University	Sandersville Technical College	1.2	

Additional Information

Zoning Advantages: 100% Freeport, Job Tax Credit - Tier 1/\$4,000 (2017), New Market Tax Credit Eligible (2013)

122.5 undeveloped acres located approximately 3.6 miles northwest of downtown Sandersville, on the north side of Deepstep Road, within the City Limits of Sandersville (Washington County). The site fronts the right-of-way of the Sandersville Railroad and Deepstep Road for approximately 5,340 LF. The site's westernmost entrance is via Deepstep Road, directly across from Yank Brown Road.



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