

# Perry House Road Site

Industrial - Site



Ben Hill County  
342 Perry House Rd  
Fitzgerald, GA 31750

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$689,000**

**Land**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 106	<b>Avail Acreage:</b> 106	<b>Largest Tract:</b> 106
<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> Heavy Industrial	<b>Land Use North:</b> Ag
<b>Land Use South:</b> Industrial	<b>Land Use East:</b> Ag	<b>Land Use West:</b> Park/Airport	<b>Dev Stage:</b> Cleared & Graded
<b>Rail Available:</b> Yes	<b>Rail Siding:</b> Yes	<b>Rail Provider:</b> CSX	<b>Environ Ph1:</b> Yes
<b>Environ Ph2:</b> No	<b>Ph1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> No
<b>Covenants:</b> Yes	<b>Ownership:</b> Community		

## Utilities

<b>Fire Rating:</b> 4	<b>Police Protection:</b> City	<b>Fire Protection:</b> City	<b>Telecommunications:</b> Windstream
<b>Electric Provider:</b> Customer Choice	<b>Sewer Provider:</b> Fitzgerald Utilities	<b>Water Provider:</b> Fitzgerald Utilities	<b>Gas Provider:</b> Fitzgerald Utilities
<b>Electric Size:</b> 3 Phase 12.4 KV	<b>Sewer Size:</b> 2.5 MGD	<b>Water Size:</b> 12 " main; 1500 gal per min	<b>Gas Size:</b> 4" steel main/ 100 psi

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 1/\$4,000 (2017)

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## Perry House Road Site

Property has dual feed electrical capabilities with both Fitzgerald Utilities (3 phase 12.4 kv) and GA Power (115 kv) having electricity on site. In addition, Irwin EMC has a 14.4/24.9 KV line directly in front of the property.

Property is adjacent to Fitzgerald Municipal Airport.

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