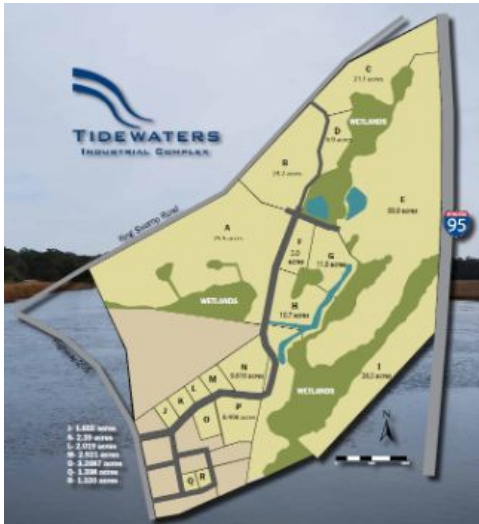


# Tidewaters Industrial Complex

## Industrial - Site



McIntosh County  
Hwy 251  
Darien, GA 31305

For Sale or Lease  
Sale/Lease Price



### Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 517	<b>Avail Acreage:</b> 380	<b>Largest Tract:</b> 90
<b>Smallest Tract:</b> 1.3	<b>GRAD:</b> Yes	<b>In City Limits:</b> No	<b>Current Zoning:</b> Light Industrial
<b>Dev Stage:</b> Land	<b>Rail Available:</b> No		

### Utilities

<b>Fire Rating:</b> 5	<b>Sewer Provider:</b> Darien WPCP	<b>Water Provider:</b> McIntosh Development Authority	<b>Gas Provider:</b> Atlanta Gas Light Company
<b>Sewer Size:</b> 10" Main	<b>Water Size:</b> 8" Main	<b>Gas Size:</b> 4" Main	

### Transportation

Type	Name	Distance (mi)	Description
Port	Brunswick, GA	18.3	
Interstate	95	1	
Highway	GA 251	0.1	Adjacent
Highway	GA 25	2.0	
Intermodal	Savannah Port	51.6	Container port
Intermodal	Bainbridge - Barge	187.8	
Airport	Jacksonville International Airport	65.2	Commercial Air Service; 10,000
Airport	Brunswick-Golden Isles Airport	9.5	

## Tidewaters Industrial Complex

### Places

Type	Name	Distance (mi)	Description
City	Atlanta, GA	234.6	
City	Brunswick, GA	17.3	

### Additional Information

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

McIntosh County's Tidewater Industrial Complex is located directly off Interstate 95, one of the nation's major business corridors. Approximately 330 of the park's 517 acres are available for development. All utilities are in place, including an 8" water main, 10" sewer main and 4" gas main. The Port of Brunswick's Mayor's Point Terminal is just 21 miles from the Tidewater complex and Savannah's ports and international airport are within 50 miles.

McIntosh County offers direct access to I-95 (at Exit 49), with many accommodations, multiple food services and the Preferred Outlets at Darien. With a location midway between Savannah, Georgia and Jacksonville, Florida, McIntosh County benefits from convenient access to two international airports within 60 miles, as well as port facilities within 15 miles of the county (in Brunswick, Georgia).

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