

Jefferson Distribution Center

Industrial - Site



Jackson County
 I-85 & Ga Hwy 82
 Jefferson, GA 30549

For Sale or Lease

For Sale

Sale/Lease Price



Detail

Subtype: Site	Total Acreage: 225	Avail Acreage: 225	Largest Tract: 82.5
Smallest Tract: 4.41	GRAD: Yes	Current Zoning: Industrial	Dev Stage: Graded and Pad-Ready Sites
Rail Available: No	Rail Siding: No	Covenants: Yes	

Utilities

Gas Provider:
 Atlanta Gas Light Company

Transportation

Type	Name	Distance (mi)	Description
Interstate	85	0	Frontage
Highway	GA 82	0	
Airport	Athens/Ben Epps	30	5,522 ft runway
Airport	Lee Gilmer Memorial	18	5,500 ft runway
Intermodal	Atlanta - Inman Yard	60	

Additional Information

Zoning Advantages: Job Tax Credit - Tier 3/\$1,750 (2012)

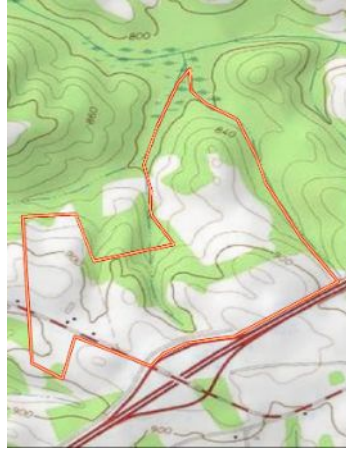
Equipped to handle water usage of 100,000 gallons per day.

Within the area there is a 4" High Pressure Steel Main with a normal operating pressure (NOP) of 300 psi. There is a regulator station at the end of that main that a 4" Medium Pressure Plastic Main with an NOP of 60. There is also a 4" Medium Pressure Plastic Main with an NOP of 60.

Build-to-Suit Sites

Flexible Space Options (30,000 to 1.1 + MSF)

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