

Pecan Grove Industrial Park

Industrial - Site



Dougherty County
Newton Rd (GA-62/91) and Pecan Grove Dr
Albany, GA 31701

For Sale or Lease
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Sale/Lease Price
\$7,200,000



Detail

Subtype: Site	Total Acreage: 292	Avail Acreage: 240	Largest Tract: 240
Smallest Tract: 1	GRAD: Yes	In City Limits: No	Current Zoning: M-1
Proposed Zoning: M-1	Land Use North: Mixed Use	Land Use South: Mixed Use	Land Use East: Agricultural
Land Use West: Manufacturing	Dev Stage: Industrial Park	Rail Available: No	Rail Siding: No
Rail Provider:	Environ Ph1: No	Ph1 Cult & End: No	Wetland Del: No
Ph1 Soils: No	Covenants: Yes	Ownership: Public	

Utilities

Fire Rating: 3	Police Protection: City	Fire Protection: City	Telecommunications: AT&T
Electric Provider: Mitchell EMC	Sewer Provider: City of Albany	Water Provider: City of Albany	Gas Provider: City of Albany
Sewer Size: 10" Main	Water Size: 12" Main	Gas Size: 4" Main	

Transportation

Type	Name	Distance (mi)	Description
Highway	GA 62	0	
Highway	US 19	0	
Airport	SW Georgia Regional	0	6,600 ft Runway
Airport	Dawson Municipal	23.2	
Airport	Hartsfield-Jackson Atlanta	160	

Pecan Grove Industrial Park

Interstate	75	40
Port	Brunswick	170
Intermodal	Hulsey CSX Intermodal	194

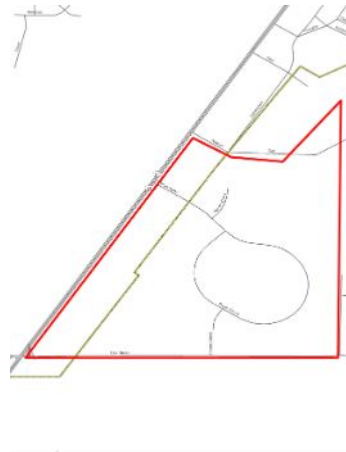
Places

Type	Name	Distance (mi)	Description
City	Atlanta, GA	149	
City	Columbus, GA	78	
College/University	Albany Technical College	2	
Military Base	Marine Corps Logistics Base	7.2	
College/University	Darton College	5.5	

Additional Information

Zoning Advantages: GRAD Site, 100% Freeport, Job Tax Credit - Tier 1/\$4,000 (2010)

Pecan Grove Business Park is a 292 acre industrial park with 240 acres available for development. Sites are divisible and are under protective covenants. The site features full landscaping with dual entrances & streetlights.



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