

# Muscogee Technology Park

Industrial - Site



Muscogee County  
 Chattsworth Rd and Schatulga Rd  
 Columbus, GA 31907

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$30,000/Acre**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 1,200	<b>Avail Acreage:</b> 1,200	<b>Largest Tract:</b> 200
<b>Smallest Tract:</b> 4	<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> Heavy Manufacturing
<b>Land Use North:</b> Manufacturing	<b>Land Use South:</b> Office	<b>Land Use East:</b> Office	<b>Land Use West:</b> Manufacturing
<b>Dev Stage:</b> Industrial Site	<b>Rail Available:</b> Yes	<b>Rail Siding:</b> No	<b>Rail Provider:</b> Norfolk Southern
<b>Environ Ph1:</b> Yes	<b>Ph1 Cult &amp; End:</b> No	<b>Wetland Del:</b> No	<b>Ph1 Soils:</b> No
<b>Covenants:</b> Yes	<b>Ownership:</b> Public		

## Utilities

<b>Fire Rating:</b> 3	<b>Police Protection:</b> City	<b>Fire Protection:</b> City	<b>Telecommunications:</b> Fiber Optic Cable Along US-80/GA-22
<b>Electric Provider:</b> Flint Energies	<b>Sewer Provider:</b> Columbus Water Works	<b>Water Provider:</b> Columbus Water Works	<b>Gas Provider:</b> Atmos Energy
<b>Sewer Size:</b> 36" Main	<b>Water Size:</b> 30" Main	<b>Gas Size:</b> 8" Main	

## Transportation

Type	Name	Distance (mi)	Description
Interstate	185	6	Exit 6
Highway	GA 22	.6	
Airport	Columbus Metropolitan	8	7,000 ft runway
Airport	Marion County	34	3,200 ft runway
Intermodal	CSX/NS - Atlanta	88	Intermodal Facility

## Muscogee Technology Park

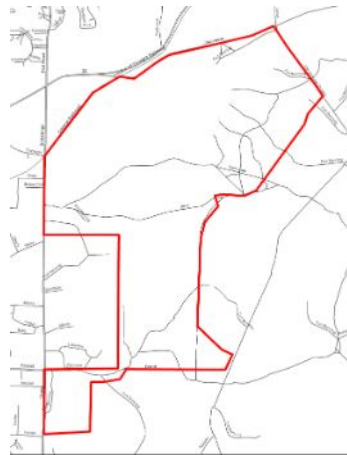
Port Panama City, FL 171 Sea Port

### Places

Type	Name	Distance (mi)	Description
Military Base	Fort Benning	0	
College/University	Columbus State University	7.5	

### Additional Information

**Zoning Advantages:** Free Trade Zone, Less Developed Census Tract (2010), GRAD Site, Job Tax Credit - Tier 3/\$1,750 (2010)



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