

# Westside Business Park

Industrial - Site



Lowndes County  
 St Augustine Rd and Boone Rd  
 Valdosta, GA 31601

For Sale or Lease  
**For Sale**  
 Sale/Lease Price  
**Negotiable**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 160	<b>Avail Acreage:</b> 148	<b>Largest Tract:</b> 100
<b>Smallest Tract:</b> 1	<b>GRAD:</b> Yes	<b>In City Limits:</b> No	<b>Current Zoning:</b> Agricultural
<b>Proposed Zoning:</b> Industrial	<b>Land Use North:</b> Industrial	<b>Land Use South:</b> Industrial	<b>Land Use East:</b> Commercial
<b>Land Use West:</b> Residential	<b>Dev Stage:</b> Graded and Pad-Ready Sites	<b>Rail Available:</b> No	<b>Rail Siding:</b> No
<b>Environ Ph1:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> Yes	<b>Covenants:</b> No

## Utilities

<b>Fire Rating:</b> 2	<b>Police Protection:</b> City	<b>Fire Protection:</b> City	<b>Telecommunications:</b> AT&T
<b>Sewer Provider:</b> City of Valdosta	<b>Water Provider:</b> City of Valdosta	<b>Gas Provider:</b> Atlanta Gas Light Co.	<b>Sewer Size:</b> 8" Main
<b>Water Size:</b> 8" Main	<b>Gas Size:</b> 6" Main		

## Transportation

Type	Name	Distance (mi)	Description
Interstate	75	0.7	
Highway	US 84	0.4	
Airport	Valdosta Regional	1.2	6,302 ft runway
Airport	Quitman/Brooks County	18	3600
Intermodal	Moncrief CSX Intermodal Yard	125	
Port	Jacksonville, FL	128	

