

# Middle GA Corporate Center West

## Industrial - Site



Houston County  
Perry Pkwy and Sam Nunn Blvd  
Perry, GA

For Sale or Lease

**For Sale**

Sale/Lease Price



## Detail

|                                        |                                        |                                     |                                           |
|----------------------------------------|----------------------------------------|-------------------------------------|-------------------------------------------|
| <b>Subtype:</b><br>Site                | <b>Total Acreage:</b><br>667           | <b>Avail Acreage:</b><br>667        | <b>Largest Tract:</b><br>300              |
| <b>Smallest Tract:</b><br>1            | <b>GRAD:</b><br>Yes                    | <b>In City Limits:</b><br>Yes       | <b>Current Zoning:</b><br>Industrial Park |
| <b>Land Use North:</b><br>Agricultural | <b>Land Use South:</b><br>Agricultural | <b>Land Use East:</b><br>Industrial | <b>Land Use West:</b><br>Agricultural     |
| <b>Rail Available:</b><br>No           |                                        |                                     |                                           |

## Utilities

|                                       |                                            |                                      |                                                |
|---------------------------------------|--------------------------------------------|--------------------------------------|------------------------------------------------|
| <b>Fire Rating:</b><br>5              | <b>Electric Provider:</b><br>Georgia Power | <b>Sewer Provider:</b><br>Perry WPCP | <b>Water Provider:</b><br>Sanderfur Road Plant |
| <b>Gas Provider:</b><br>City of Perry | <b>Sewer Size:</b><br>10" Main             | <b>Water Size:</b><br>12" Main       | <b>Gas Size:</b><br>6" Main                    |

## Transportation

| Type       | Name                            | Distance (mi) | Description     |
|------------|---------------------------------|---------------|-----------------|
| Interstate | 75                              | 1             |                 |
| Highway    | US - 341                        | 1             |                 |
| Airport    | Middle Georgia Regional Airport | 16            | 6,501 ft runway |
| Port       | Savannah - Garden City          | 156           | Sea Port        |
| Highway    | GA 7                            | 0             |                 |
| Airport    | Perry - Houston County          | 1             | 5,002 ft runway |
| Highway    | GA 41                           | 2             |                 |
| Highway    | Highway 41                      | 3             |                 |
| Interstate | I-475                           | 19            |                 |
| Airport    | Columbus Metropolitan           | 68            | 7,000 ft runway |

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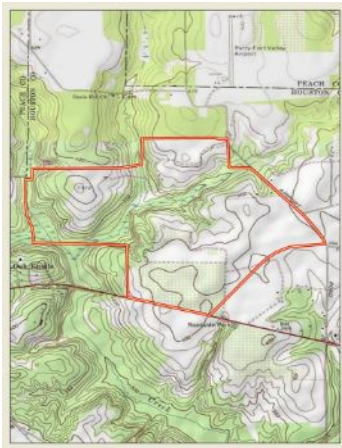
|            |                                  |     |               |
|------------|----------------------------------|-----|---------------|
| Airport    | Hartsfield Jackson International | 88  |               |
| Intermodal | Atlanta, GA                      | 95  | North of Site |
| Airport    | Savannah Hilton Head Intl        | 153 |               |
| Port       | Brunswick - Col. Is.             | 163 | Sea Port      |

## Places

| Type               | Name                             | Distance (mi) | Description |
|--------------------|----------------------------------|---------------|-------------|
| City               | Atlanta, Ga                      | 95            |             |
| City               | Macon, Ga                        | 25            |             |
| City               | Columbus, Ga                     | 64            |             |
| City               | Albany, Ga                       | 71            |             |
| College/University | Middle Georgia Technical College | 8             |             |

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 4/\$1,250 (2012), New Market Tax Credit Eligible



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