

# Screven County Industrial Park

## Industrial - Site



Screven County  
Savannah River Pkwy  
Sylvania, GA 30467

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$10,530,000**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 360	<b>Avail Acreage:</b> 360	<b>Largest Tract:</b> 90
<b>Smallest Tract:</b> 5	<b>GRAD:</b> Yes	<b>In City Limits:</b> No	<b>Current Zoning:</b> Industrial
<b>Dev Stage:</b> Industrial Park	<b>Rail Available:</b> No	<b>Rail Siding:</b> No	<b>Rail Provider:</b> Norfolk Southern, Ogeechee Railway
<b>Environ Ph1:</b> Yes	<b>Ph1 Cult &amp; End:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> Yes
<b>Covenants:</b> Yes	<b>Ownership:</b> Public		

## Utilities

<b>Fire Rating:</b> 4	<b>Police Protection:</b> County	<b>Fire Protection:</b> County	<b>Electric Provider:</b> Planters EMC
<b>Sewer Provider:</b> City of Sylvania	<b>Water Provider:</b> City of Sylvania	<b>Gas Provider:</b> City of Sylvania	<b>Sewer Size:</b> 10" Main
<b>Water Size:</b> 12" Main	<b>Gas Size:</b> 4" Main		

## Transportation

Type	Name	Distance (mi)	Description
Interstate	16	33	
Highway	21	0	
Intermodal	CSX Railyard Savannah	65	
Airport	Augusta Regional - Bush Field	55	8,001 ft
Airport	Plantation Airpark	11	Runway Length: 5,000 ft.
Port	Savannah	65	Container port

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### Additional Information

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**Zoning Advantages:** 100% Freeport, Job Tax Credit - Tier 1/\$4,000 (2012)

90 acre site pad ready. Georgia Shortline 1/2 mile from site. Owned by Development Authority. Preliminary engineering already done to extend water & sewer. Site located on 4 laned Savannah River Parkway.



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