

# Miller Business Park

Industrial - Site



Lowndes County  
US-41 S  
Valdosta, GA 31601

For Sale or Lease

**For Sale**

Sale/Lease Price

**\$350,000**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 360	<b>Avail Acreage:</b> 210	<b>Largest Tract:</b> 40
<b>GRAD:</b> Yes	<b>In City Limits:</b> Yes	<b>Current Zoning:</b> M-1	<b>Proposed Zoning:</b> Industrial (M1)
<b>Land Use North:</b> Commercial	<b>Land Use South:</b> Agricultural	<b>Land Use East:</b> Agricultural	<b>Land Use West:</b> Commercial
<b>Dev Stage:</b> Graded and Pad-Ready Sites	<b>Rail Available:</b> No		

## Utilities

<b>Fire Rating:</b> 2	<b>Police Protection:</b> City	<b>Fire Protection:</b> City	<b>Telecommunications:</b> AT&T
<b>Electric Provider:</b> Georgia Power Co.	<b>Sewer Provider:</b> City of Valdosta	<b>Water Provider:</b> City of Valdosta	<b>Gas Provider:</b> Atlanta Gas Light Company
<b>Sewer Size:</b> 8" Main	<b>Water Size:</b> 10" Main	<b>Gas Size:</b> 6" Main	

## Transportation

Type	Name	Distance (mi)	Description
Interstate	75	3	
Highway	US 84	1.5	

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 2/\$3,000 (2017)

## Miller Business Park



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