

Bassford Business Park

Industrial - Site



Lowndes County
Old Statenville Rd and Clay Rd
Valdosta, GA 31601

For Sale or Lease

For Sale

Sale/Lease Price

\$40,000/acre



Detail

Subtype: Site	Total Acreage: 226	Avail Acreage: 127	Largest Tract: 127
Smallest Tract: 1	GRAD: Yes	In City Limits: Yes	Current Zoning: M2
Proposed Zoning: Heavy Industrial	Land Use North: Manufacturing	Land Use South: Residential	Land Use East: Agricultural
Land Use West: Residential	Dev Stage: Industrial Park	Rail Available: Yes	Rail Siding: Yes
Rail Provider: Norfolk Southern	Environ Ph1: Yes	Ph1 Cult & End: No	Wetland Del: No
Ph1 Soils: No	Covenants: Yes	Ownership: Public	

Utilities

Fire Rating: 2	Police Protection: City	Fire Protection: City	Telecommunications: AT&T
Electric Provider: Georgia Power Co.	Sewer Provider: City of Valdosta	Water Provider: City of Valdosta	Gas Provider: Atlanta Gas Light Company
Sewer Size: 8" Main	Water Size: 12" Main	Gas Size: 6" Main	

Transportation

Type	Name	Distance (mi)	Description
Interstate	75	4.6	
Highway	US 84	1	

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Airport	Valdosta Regional	4	6,302 ft runway
Intermodal	Waycross	60	
Port	Brunswick	119	Sea Port

Additional Information

Zoning Advantages: Job Tax Credit - Tier 2/\$3,000 (2017), Less Developed Census Tract (2011)

All the parks are in a less developed census tract



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