

# 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

**\$40,000 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> Yes	<b>Current Zoning:</b> M-1
<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> Yes	<b>Rail Siding:</b> No
<b>Rail Provider:</b> Norfolk Southern	<b>Environ Ph1:</b> Yes	<b>Wetland Del:</b> Yes	<b>Ph1 Soils:</b> Yes
<b>Covenants:</b> Yes			

## 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 Co.
<b>Sewer Size:</b> 8" Main	<b>Water Size:</b> 20" Main	<b>Gas Size:</b> 6" Main	

## Transportation

Type	Name	Distance (mi)	Description
Interstate	75	0.7	
Highway	US 84	0.4	

## Westside Business Park

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	

## Additional Information

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



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