

# Southwest Georgia Regional Airport Site

Industrial - Site



Dougherty County  
3905 Newton Rd  
Albany, GA 31707

For Sale or Lease

**For Sale**

Sale/Lease Price

**Negotiable**



## Detail

<b>Subtype:</b> Site	<b>Total Acreage:</b> 85	<b>Avail Acreage:</b> 85	<b>GRAD:</b> Yes
<b>In City Limits:</b> Yes	<b>Current Zoning:</b> M-1	<b>Land Use North:</b> Airport	<b>Land Use South:</b> Residential
<b>Land Use East:</b> Industrial Park	<b>Land Use West:</b> Agricultural	<b>Rail Available:</b> No	<b>Rail Siding:</b> No
<b>Environ Ph1:</b> Yes	<b>Covenants:</b> No	<b>Ownership:</b> Public	

## Utilities

<b>Fire Rating:</b> 2	<b>Police Protection:</b> County	<b>Fire Protection:</b> Consolidated	<b>Telecommunications:</b> City of Albany
<b>Electric Provider:</b> City of Albany - MEAG Power	<b>Sewer Provider:</b> City of Albany	<b>Water Provider:</b> City of Albany	<b>Gas Provider:</b> City of Albany
<b>Electric Size:</b> 2500 KVA	<b>Sewer Size:</b> 200 GPM	<b>Water Size:</b> 1000 GPM	<b>Gas Size:</b> 80 MCFH

## Transportation

Type	Name	Distance (mi)	Description
Airport	South West Georgia Regional Airport	0	

## Additional Information

**Zoning Advantages:** Job Tax Credit - Tier 1/\$4,000 (2019)

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## Southwest Georgia Regional Airport Site

Located adjacent to the Southwest Georgia Regional Airport, approximately 4.5 miles southwest of downtown Albany. Main access into the site is through the main entrance of the Airport on Newton Dr/GA 62.

Zoned for Industrial and Commercial Operations.

In regards to telecom, the City of Albany has a splice on Oakhaven Drive at the south end of the property. Greater bandwidth can be provided upon request.

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