

1405 POSSUM HOLLOW

RANGER, GEORGIA

108.458 ACRES
INDUSTRIAL SITE

ANDREW WEBB
404 812 4058
awebb@naibg.com

MIKE POWELL
404 812 4052
mpowell@naibg.com

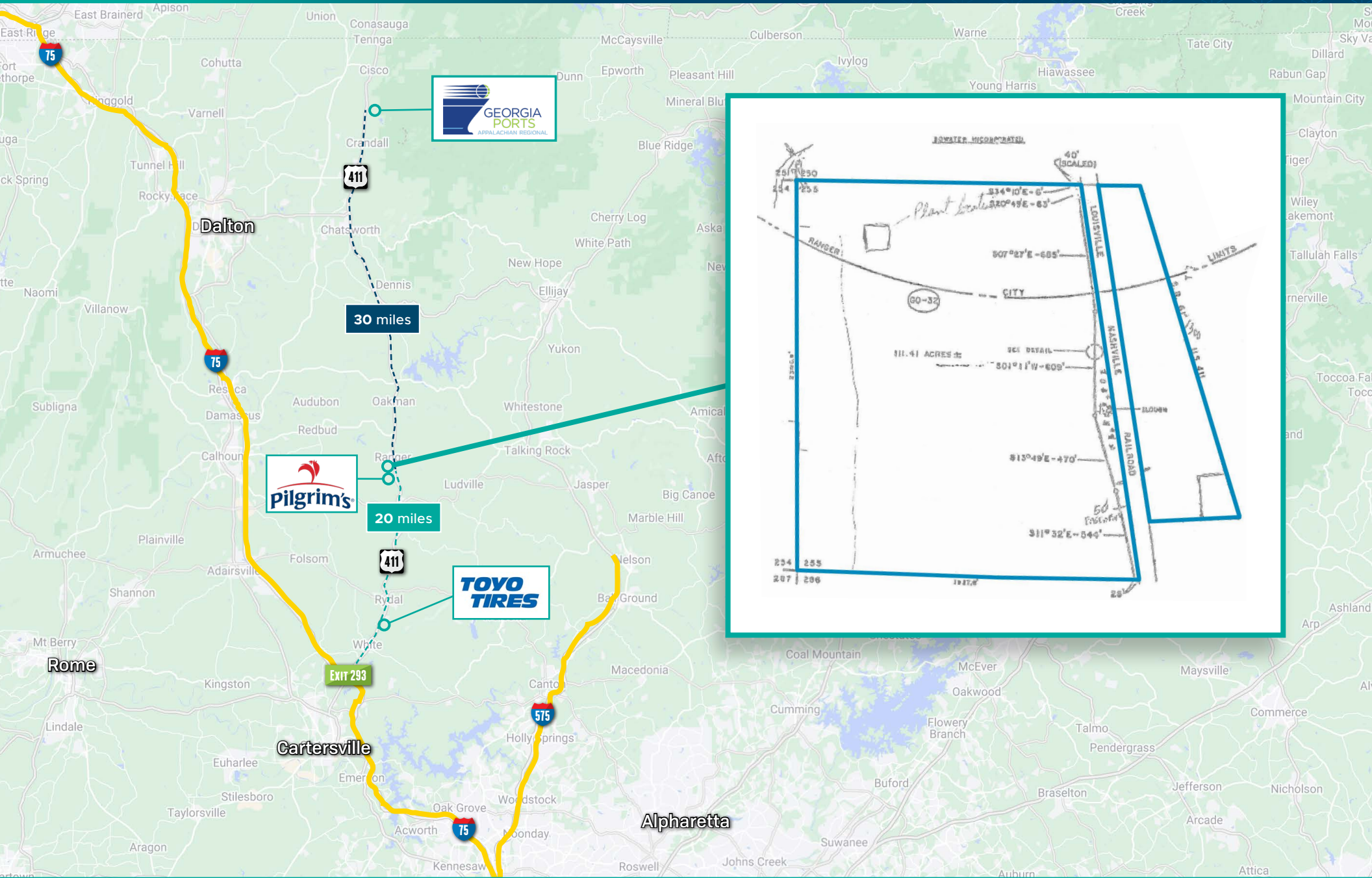
SITE INFO



PROPERTY FEATURES

ADDRESS	1405 Possum Hollow Road SE Ranger, GA 30734
LAND SIZE	108.468 Acres Available
SALE PRICE	\$3,253,800 (\$30,000/ACRE)
PARCEL	Gordon County Tax Parcel #117-071
ZONING	Zoned I-5 (Industrial)
RAIL EXISTING	Rail Spur Served by CSX Rail Line via the Appalachian Regional Intermodal Portal (30 miles north of site)
FEATURES	Former Allied Universal Corporation Facility (Chlorine Manufacturing) Appalachian Regional Intermodal Portal offers exclusive CSX service on a direct, 388-mile rail route to/from the Georgia Ports Authority's Garden City Terminal in Savannah, GA 14 Miles North of Toyo Tires Manufacturing Plant in Cartersville Site Adjacent to Pilgrim's Pride Corporation's 200 Acre Poultry Processing Facility (2) 4" Water Wells on Site Producing Approximately 200,000 Gallons/Day 2 Tank Containment Areas Primary Atlanta Natural Gas Line

AREA MAP



PROPERTY PHOTOS







REGIONAL PORT

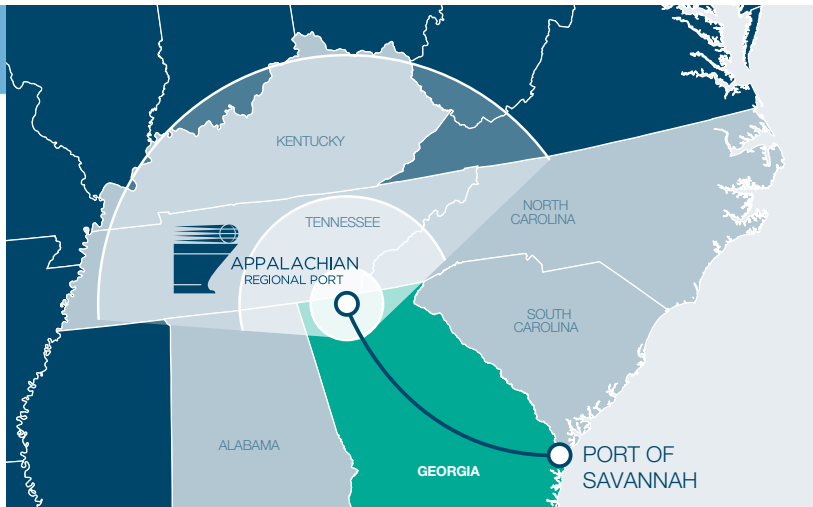
GPA AND CSX MOVE CARGO MORE EFFICIENTLY

The Appalachian Regional Port: A powerful gateway to global markets.

- The Appalachian Regional Port (ARP) offers an efficient solution to hours of service/ELD supply chain challenges.
- Exclusive CSX service on a direct, 388-mile rail route to/from GPA's Garden City Terminal.
- Provides an alternative to an all-truck dray to/from the deepwater Port of Savannah for target markets in Georgia, Alabama, Tennessee and Kentucky.
- Each round-trip container moved via the ARP offsets 710 truck miles on Georgia highways.
- Import and export intermodal service available.
- Located in Northwest Georgia, with easy access to Interstate 75 and U.S. 411. Facilitates the production and export of carpet and flooring, automobiles, tires and other goods.
- Current annual capacity of 75,000 containers, with opportunities for capacity increases based on demand.

TERMINAL SPECS

Tracks		3 totaling 6,000ft
Storage		2,975 TEUs
Gates		1 inbound 1 outbound
Equip		3 eRTG cranes



Cargo Owners

Contact ocean carriers for through bill of lading to/from ARP.

Motor Carriers

TWIC card not required for entry. Drivers and trucking firms must register and comply with UIIA guidelines.

On-site staff to assist drivers.

Chassis Pool and M&R services at near-terminal site.

Designated start/stop site for South Atlantic Chassis Pool.

Designated Container Yard.

Georgia has a legal gross vehicle weight (GVW) of 80,000 lbs (36,287 kgs). With permits and proper chassis, GVW can increase to 100,000 lbs (45,359 kgs).

Visibility

Cargo interests have visibility into when cargo loads to rail, arrival at ARP or Savannah, and availability for pick-up via webaccess.gaports.com.

AREA INFO

INTERSTATE

I-75 20 Miles
Highway 41 23 Miles

RAIL

CSX Cartersville 26 Miles

AIR

Hartsfield-Jackson Int'l Airport 77 Miles

PORT CITIES

Savannah 314 Miles
Charleston 365 Miles
Jacksonville 415 Miles
New Orleans 536 Miles



The Heart of Logistics in the Southeast

ATLANTA



World's busiest and most efficient airport



80% of U.S. can be reached within 2 flight hours



75% of U.S. can be reached within 2 truckload delivery days



Atlanta is the largest distribution hub in the southeastern United States.

Over 5,000 miles of Georgia rail



UPS, FedEx, DHL & Airborne Express all have major distribution hubs in the area



11 major sea & inland ports within 350 miles

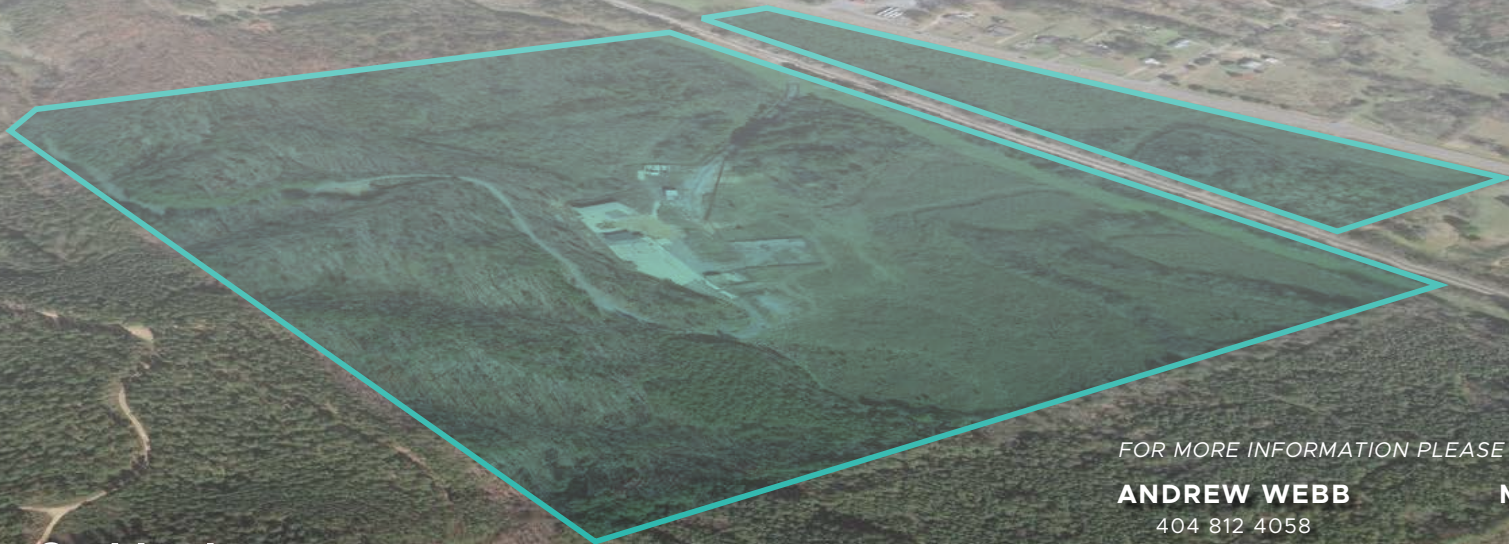


Information is deemed from reliable sources. No warranty is made as to its accuracy.

1405 POSSUM HOLLOW

RANGER, GEORGIA

108.458 ACRES
INDUSTRIAL SITE



FOR MORE INFORMATION PLEASE CONTACT:

ANDREW WEBB

404 812 4058
awebb@naibg.com

MIKE POWELL

404 812 4052
mpowell@naibg.com