



SCOTLAND
WRIGHT
ASSOCIATES

Prime Industrial Land For Sale

IMMEDIATE ACCESS TO I-85 & LAGRANGE INLAND PORT

± 495 ACRES

LAGRANGE, GA + TROUP COUNTY

3.7M SF



SAMPLE LAGRANGE
MANUFACTURING
AND DISTRIBUTION

WALMART

REMINGTON

KIA

HYUNDAI

INTERFACE CARPETS

DURACELL

ADIANT

BADCOCK FURNITURE

DAEWON

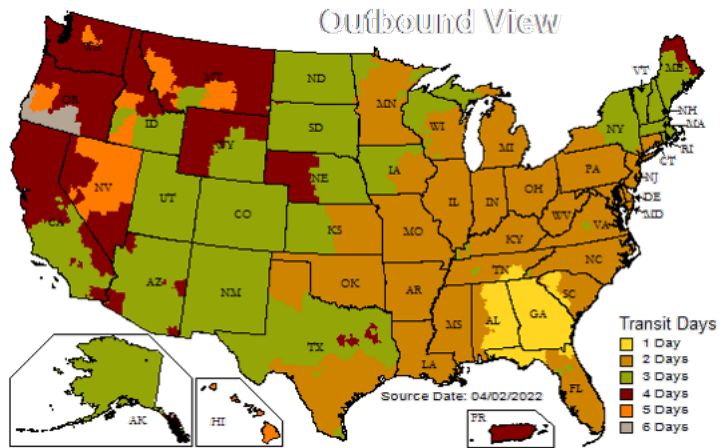
SPECIALTY FABRICS

LAGRANGE INLAND PORT

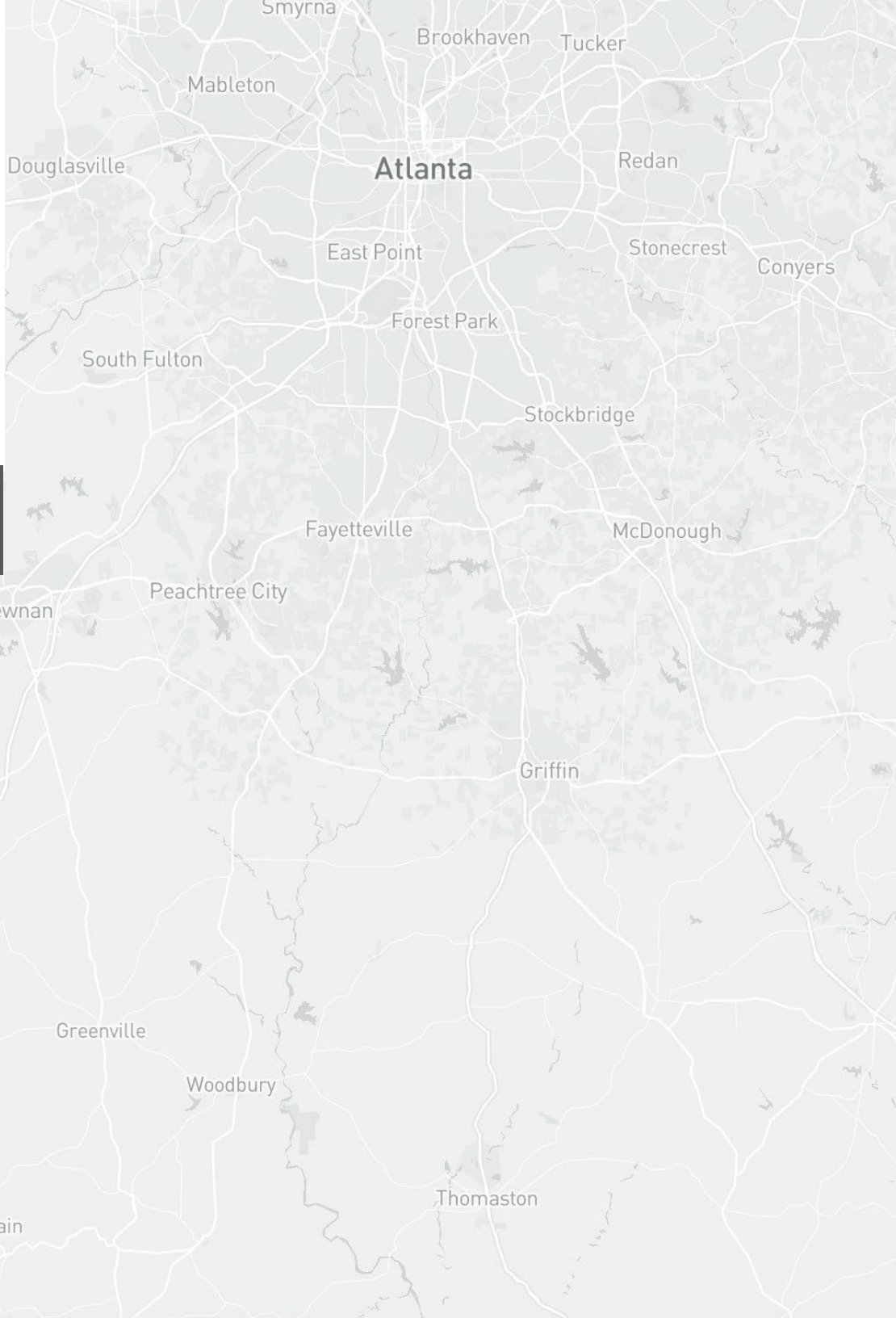
SWA is pleased to present the exclusive opportunity to acquire the ~495 acres along Interstate 85 and Highway 219 in Lagrange, Georgia with potential for 3.7M square feet of industrial development. The site will have primary access via Whitesville Road, less than 1/2 mile to Interstate 85 and will have immediate access to the I-85/Hamilton Road interchange.

Located less than 4.5 miles to the newly announced Lagrange Inland Port and 7 miles from the 2,200-acre Kia Motors Manufacturing plant, this site is poised to benefit as Lagrange becomes one of the key logistics hubs in the Southeast. With the ability to immediately serve the burgeoning Metro Atlanta region, Lagrange can also access more than half of the US population within a 2-day drive.





More than 50% of U.S. Population accessible in a 2-day drive



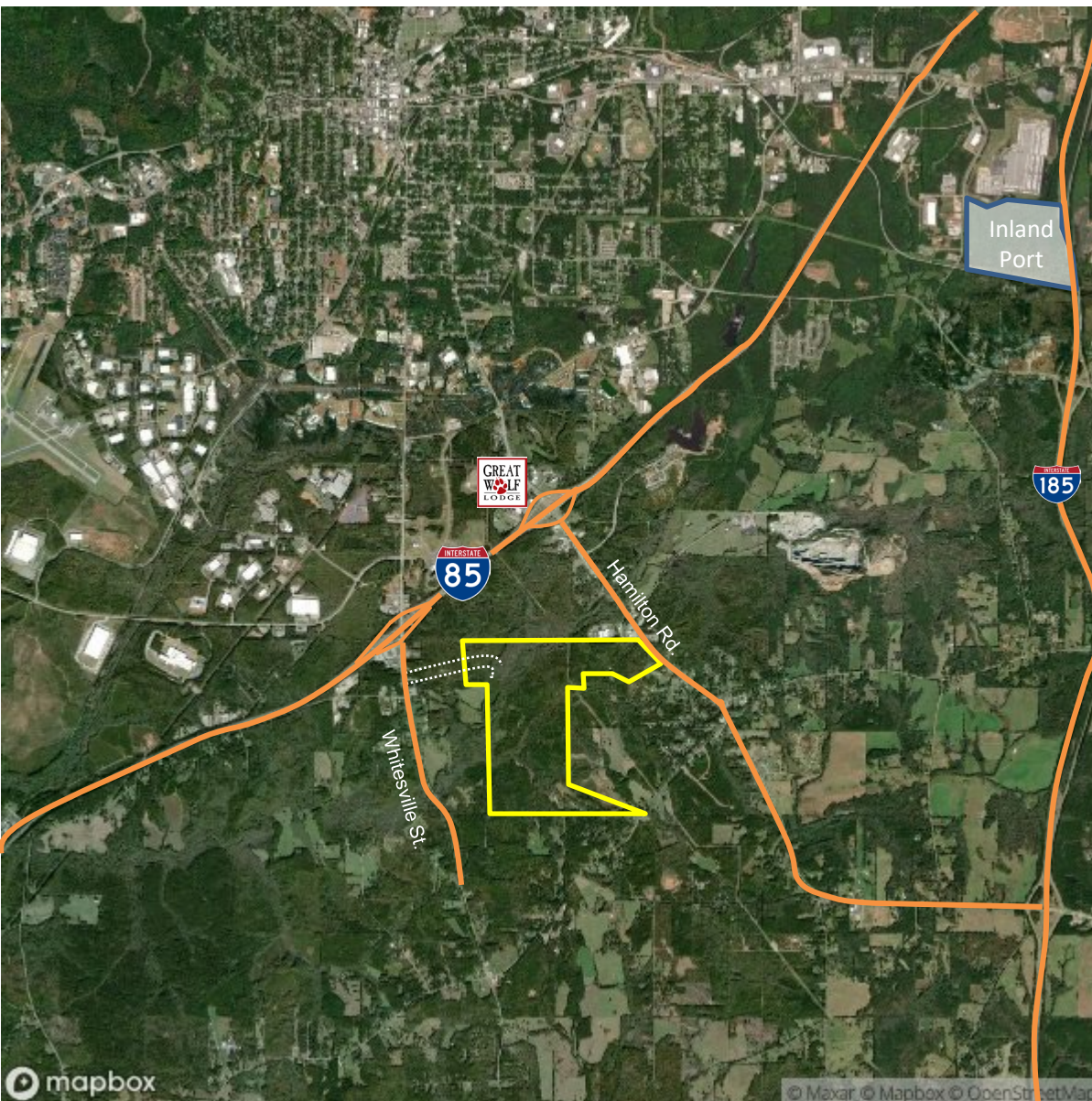


Location Overview

Troup County is fast becoming one of the nation's leaders in advanced manufacturing, with leaders of national and foreign-owned multinational firms discovering the advantages of doing business in this logistics and supply hub. With more than 2 million people residing within 60 miles, Lagrange has been recognized as one of Metro Atlanta's most attractive labor pools for transportation, logistics and manufacturing-related jobs.

Lagrange has been endorsed by an impressive roster of Fortune 500 distribution and advanced manufacturing businesses, including: KIA and affiliated suppliers, Hyundai, Interface, Milliken, Wal-Mart, Duracell, UPS, Caterpillar, Badcock, Daewon, Specialty Fabrics, Adient, Dow Jones/Wall Street Journal, Kimberly-Clark, Illinois Tool Works, Servicemaster/American Home Shield, Remington

LaGrange was recently selected for the largest Inland Port in the Southeast, operated by the GA Ports Authority, located less than 5 miles from the site. The Lagrange Inland Port will be 211 acres connecting LaGrange to the ports of Savannah, Mobile, Brunswick, and Jacksonville via CSX and in close proximity to NS lines.





495 ACRES

Seller will consider subdivision or phased takedown

Highlights

- INTERSTATE 85 AND HIGHWAY 219, LAGRANGE, GA
- I-85 - 0.78 MILES
- HARTSFIELD JACKSON AIRPORT - 58 MILES
- LAGRANGE INLAND PORT - 4.5 MILES
- HWY 27 - 1.5 MILES
- KIA MANUFACTURING - 7 MILES
- I-185 - 4.7 MILES

Potential Industrial SF

- THREE BUILDINGS AT 3,702,200 SF
- OPPORTUNITY TO DEVELOP OR SELL OFF OUTPARCELS FOR MULTI-FAMILY OR SELF STORAGE

Topography

- PROPERTY IS MOSTLY WOODED WITH GENTLY ROLLING HILLS

Utilities

- ALL UTILITIES AVAILABLE SUBJECT TO INDEPENDENT VERIFICATION

Zoning

- MOST OF THE ACREAGE IS IN UNINCORPORATED TROUP COUNTY AND ZONED R-44 (LOW DENSITY RESIDENTIAL). ONE 23-ACRE PARCEL IS WITHIN THE LAGRANGE CITY LIMITS AND IS ZONED CR-MX. CITY OFFICIALS HAVE ACKNOWLEDGED THAT INDUSTRIAL IS HIGHEST AND BEST USE AND WOULD SUPPORT A REZONING TO INDUSTRIAL USE OR CR-MX FOR THE ENTIRE SITE.

Access

- IN ADDITION TO DIRECT ACCESS TO HAMILTON ROAD, SELLER BENEFITS FROM A PERPETUAL EASEMENT TO WHITESVILLE ROAD THAT WILL CONVEY TO PURCHASER. SITE WILL ALSO BENEFIT FROM THE FUTURE CONSTRUCTION OF A NEW PLANNED ROADWAY CONNECTING WHITESVILLE ROAD AND HAMILTON ROAD CREATING IMMEDIATE ACCESS TO TWO INTERCHANGES.

Price

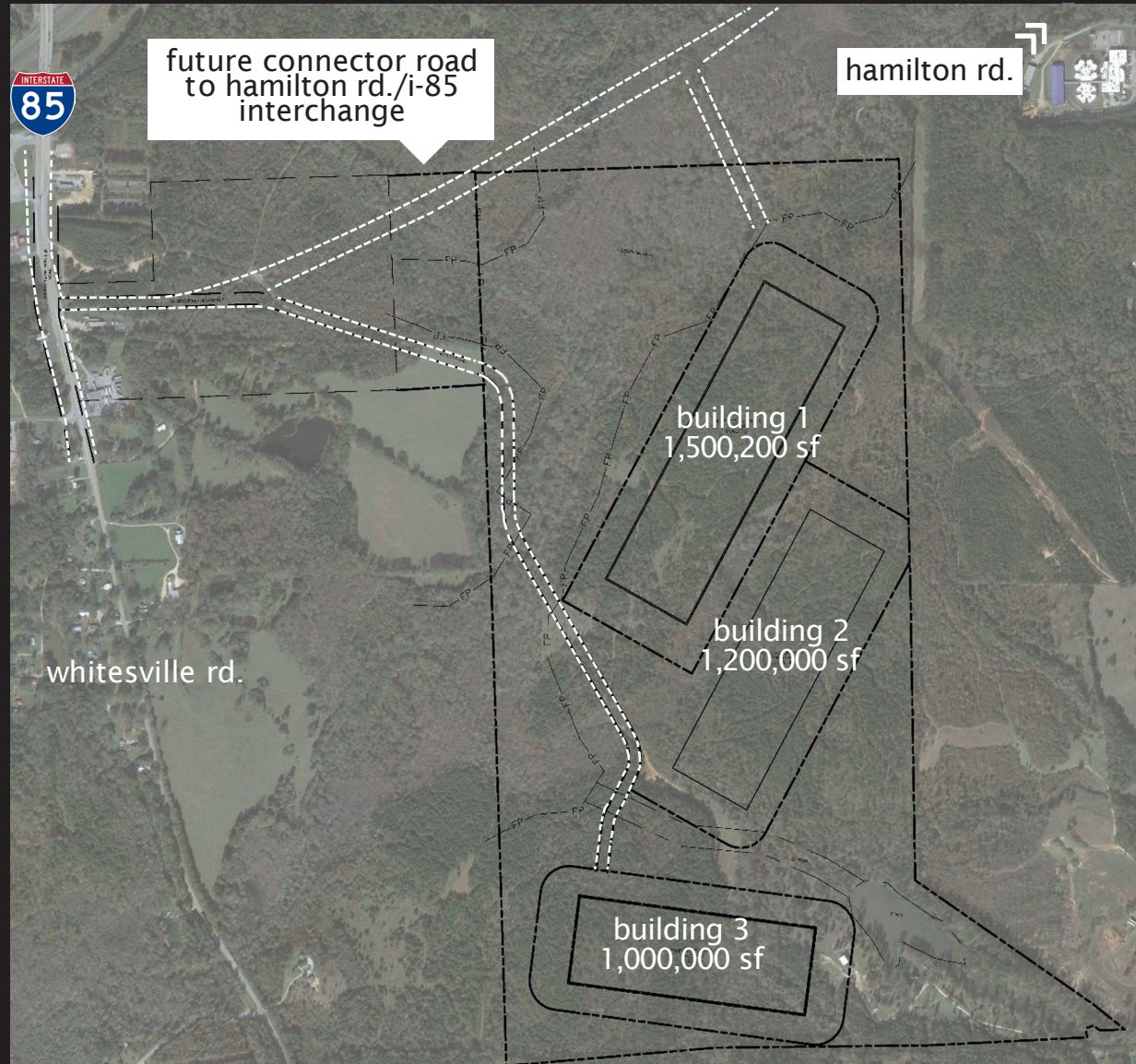
- CALL BROKER FOR PRICING GUIDANCE



Conceptual Site Plan

THE PROPOSED DEVELOPMENT CAN ACCOMMODATE ~3.7 MILLION SQUARE FEET OF DISTRIBUTION SPACE IN (3) BUILDINGS.

USERS WILL BENEFIT FROM ACCESS TO TWO INTERCHANGES LESS THAN 1.5 MILES FROM THE PROPERTY.



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