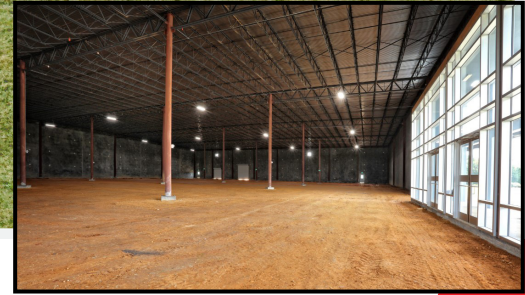


# SCREVEN COUNTY INDUSTRIAL SPEC BUILDING

## 701 INDUSTRIAL PARK ROAD

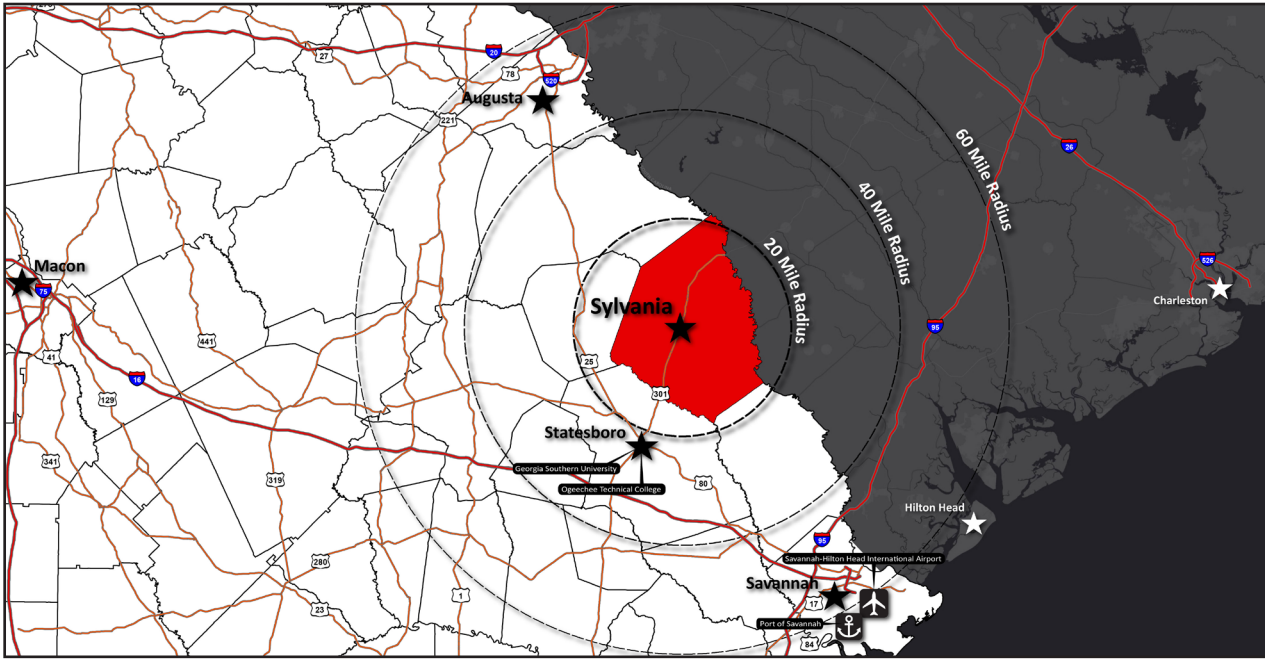
FOR SALE | Sylvania, GA



### PROPERTY DESCRIPTION

- 50,000 Sq Ft, Expandable to 300,000 Sq Ft
- 30-foot ceilings, TPO roof
- 2 existing roll up doors and cut outs for an additional 19 bays with 50-foot interior bays
- Construction recently completed
- 36 acres included with additional adjoining acres available
- Four-lane connection to I-95 and the Port of Savannah
- 12" water, 10" sewer, and 4" high-pressure steel gas main
- 2021 available workforce approximately 210,332 in a 50-mile drive radius
- Located in a Tier-1 Community and Foreign Trade Zone #104
- 100% Freeport Inventory Tax Exemption including E-Commerce
- Owned by Screven County Development Authority

# 701 INDUSTRIAL PARK ROAD



## Airports

Savannah/Hilton Head Int'l Airport.....	46.4 mi
Augusta Regional Airport.....	55.4 mi
Jacksonville Int'l Airport.....	180 mi
Atl. Hartsfield-Jackson Int'l Airport.....	200 mi

## Cities

Savannah.....	55 mi
Augusta.....	54 mi
Macon.....	116 mi
Atlanta.....	173 mi

## Highways & Interstates

GA-21.....	0 mi
Interstate 16.....	36 mi
Interstate 95.....	49 mi
Interstate 20.....	70 mi

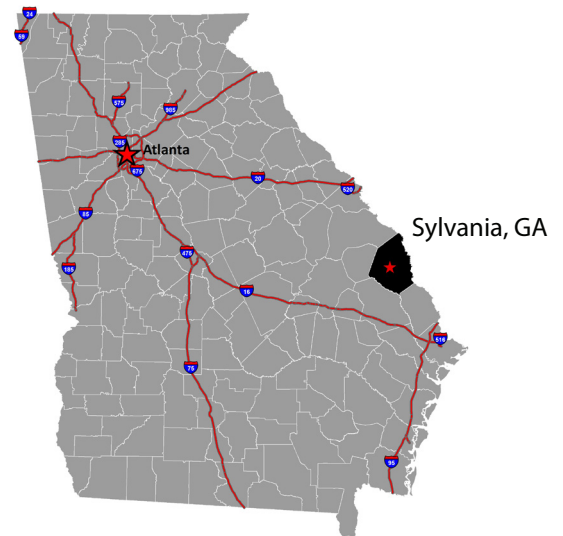
## Ports

Port of Savannah.....	56 mi
Port of Brunswick.....	132 mi

## Industry Highlights

- Claxton Poultry (Food Processing)
- Idea Nuova (Manufacturing & Distribution)
- JTEKT (Advanced Manufacturing)
- Omega Piezo Technologies (Component Manufacturing)
- Williams Brothers Trucking (Logistics & Forestry)

**Screven County** is perfectly centered between Augusta, GA and the Port of Savannah. Here your company can leverage all the location advantages of Georgia's go-to mid-coastal region, and also enjoy the low costs and the high-quality of a deep-rooted community where agriculture and industry thrive together, creating a work ethic second to none. Logistical options - highway, air, rail and port - provide fast global and domestic market access while available acreage (over 2,200 acres) and buildings insure ample options.



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Screven County Development Authority

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