

INDUSTRIAL LAND FOR SALE

WITH DUAL RAIL ACCESS

551 ROSEBURG ROAD
VIENNA GA, 31092, DOOLY
COUNTY

62.41 ACRES

\$30,000 PER ACRE



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PROPERTY INFORMATION

- **Easy access to I-75 (2.25 miles)**
- **Zoned – Industrial**
- **14,040 SF Office/Warehouse**
 - **(Sprinkled)**
- **2,000 SF Shop**
 - **Two (2) Roll Up Doors**
- **1,000 SF Guard Shack**
- **Rail Access Available**
 - **Norfolk Southern and CSX**
- **All Utilities To Site**
 - **300,000 Gallon Water Tank**
 - **100,000 Water Gallon Tank**
 - **On-Site Sub Station**
 - **City water & sewer**
- **Property is completely fenced**



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PROPERTY PHOTOS

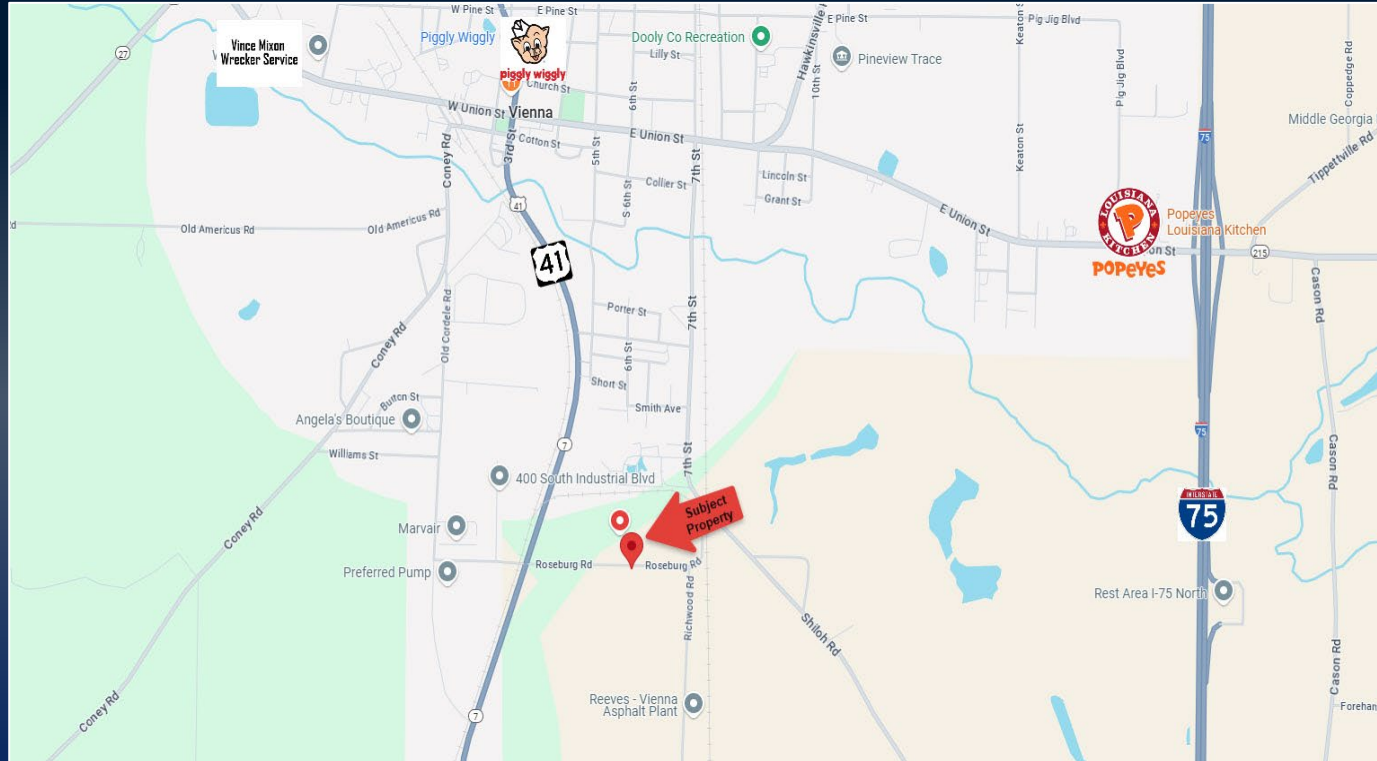


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MAP



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