

95 E JEFFERSON STREET

HAZLEHURST, GA 31539



INDUSTRIAL PROPERTY FOR LEASE

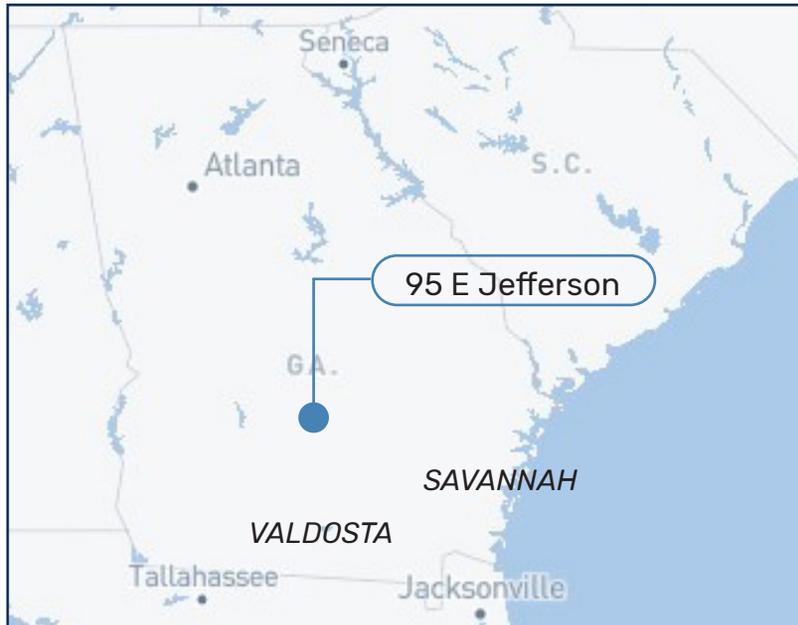
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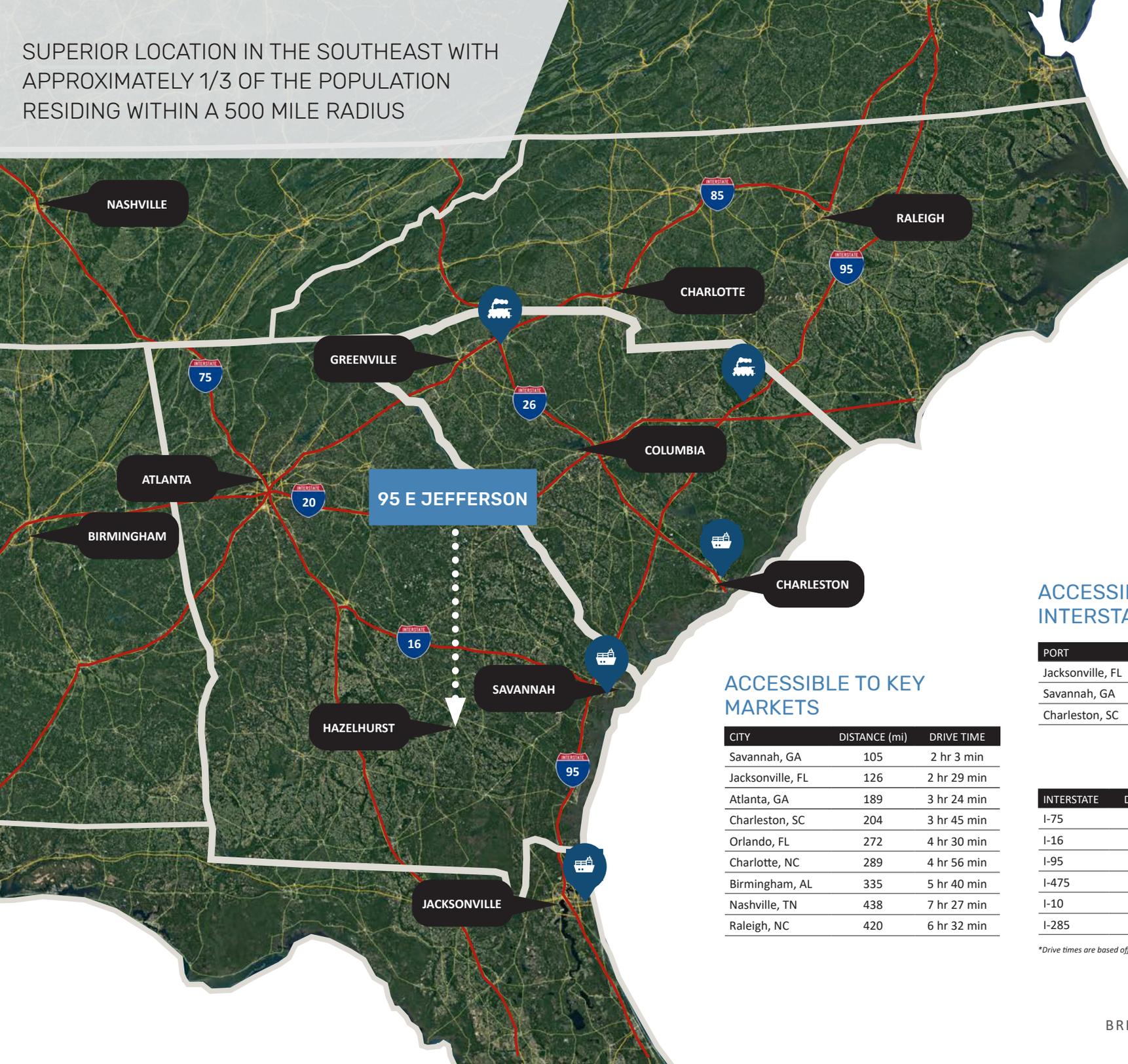
PROPERTY HIGHLIGHTS

- CSX rail served facility and separate warehouse facility for lease
- 100,000-200,000 SF available
- Heavy infrastructure in place from historical uses
- Ample parking and yard space for outdoor needs
- Lease Rate: \$3.00/sf NNN

OVERVIEW MAP



SUPERIOR LOCATION IN THE SOUTHEAST WITH APPROXIMATELY 1/3 OF THE POPULATION RESIDING WITHIN A 500 MILE RADIUS



ACCESSIBILITY TO INTERSTATES & PORTS

PORT	DISTANCE (mi)	DRIVE TIME
Jacksonville, FL	127	2 hr 30 min
Savannah, GA	106	2 hr 5 min
Charleston, SC	217	3 hr 51 min

ACCESSIBLE TO KEY MARKETS

CITY	DISTANCE (mi)	DRIVE TIME
Savannah, GA	105	2 hr 3 min
Jacksonville, FL	126	2 hr 29 min
Atlanta, GA	189	3 hr 24 min
Charleston, SC	204	3 hr 45 min
Orlando, FL	272	4 hr 30 min
Charlotte, NC	289	4 hr 56 min
Birmingham, AL	335	5 hr 40 min
Nashville, TN	438	7 hr 27 min
Raleigh, NC	420	6 hr 32 min

INTERSTATE	DISTANCE (mi)	DRIVE TIME
I-75	90	1 hr 42 min
I-16	48	58 min
I-95	100	1 hr 56 min
I-475	108	1 hr 52 min
I-10	121	2 hr 20 min
I-285	183	3 hr 10 min

*Drive times are based off of Google Maps during business hours.



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HAZELHURST, GEORGIA

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