

NOW AVAILABLE FOR SALE OR LEASE



600+ Acres, Heavy Industrial, Development-Ready

1460 Columbia Nitrogen Dr, Augusta, GA 30901



Former Chemical Manufacturing Campus, Demolished and Ready for New Development. Suitable for Light and Heavy Industrial, Warehousing, Data Center, and Energy Storage Applications.

ABOUT THE PROPERTY

600 Acres of Industrial Land Available, 109 Acres Development-Ready

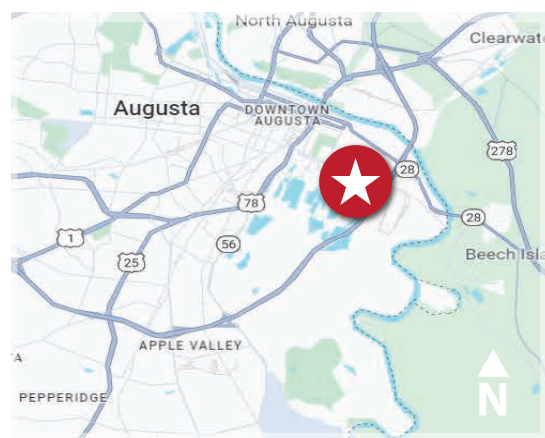
Class-1 Rail Service by CSX Rail

Georgia Power Sub-Station on Site; Urquhart Power Station nearby

Immediate access to I-520 & Hwy 28

Demolition Complete by 2026

PRIME LOCATION



STEPHEN COLLINS Exec VP / (314) 835-2835 / scollins@cdcco.com

www.cdcco.com



**Commercial
Development**
COMPANY, INC.

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PROPERTY PHOTOS



109 acres of development-ready industrial land surrounded by 500 acres of wetlands for privacy.



Class-1 rail access and strategic I-20/highway connectivity. Located near major chemical companies and Urquhart Station power plant (759 MW).



Available: fully-decommissioned and cleaned chemical plant onsite - former polyester resins manufacturing. 30,000 SF warehouse with docks, 15,000 SF production facilities.