

Fort Argyle Truckstop (SIP95)

Fort Argyle/204



For Sale

Brian Sutton

GA Real Estate Broker

+1 678.358.2821

bsutton@suttonreadvisors.com

Stephanie Wilson-Evans

GA Real Estate Broker

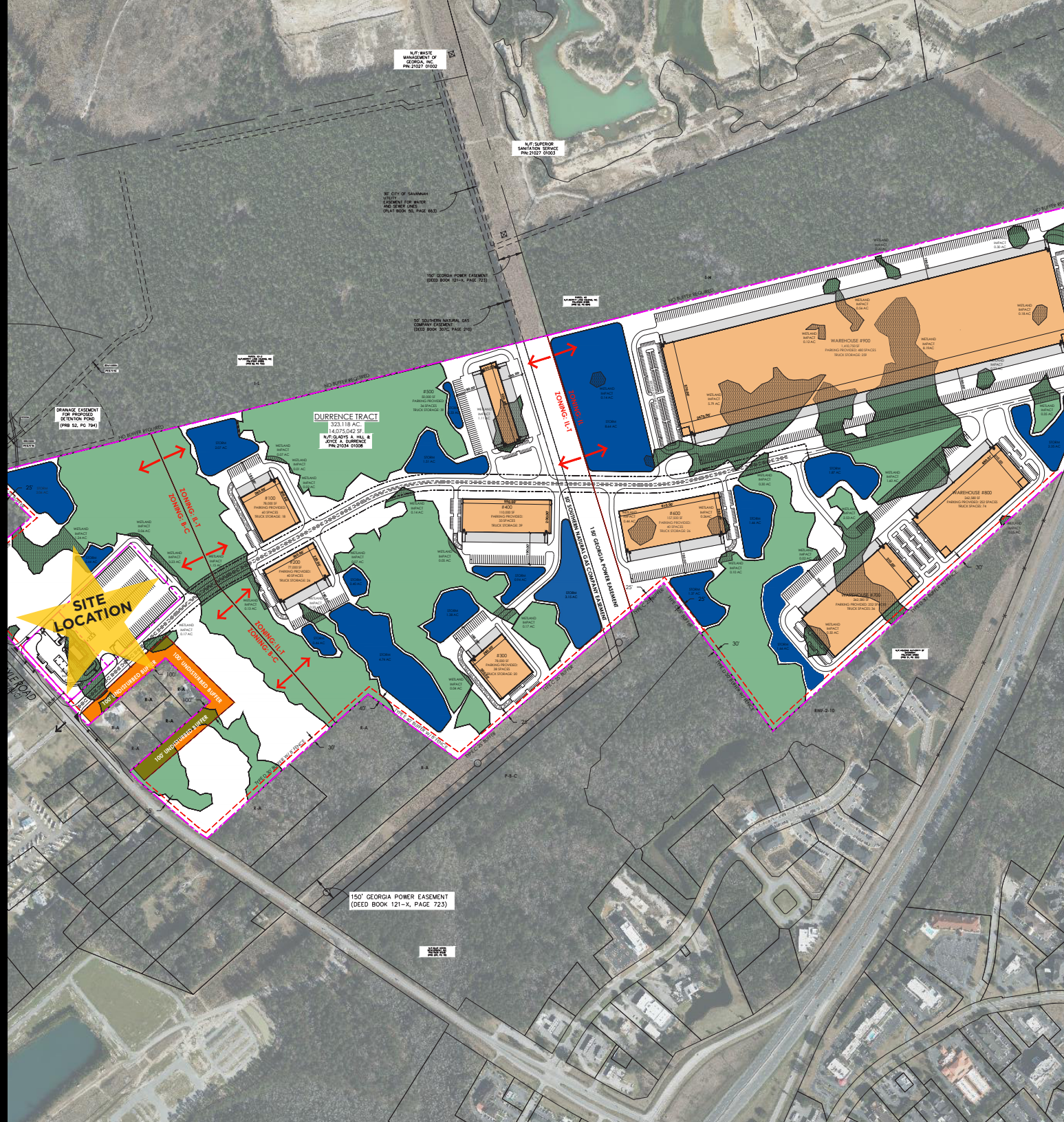
+1 912.272.0010

stephanie@austinhillrealty.com

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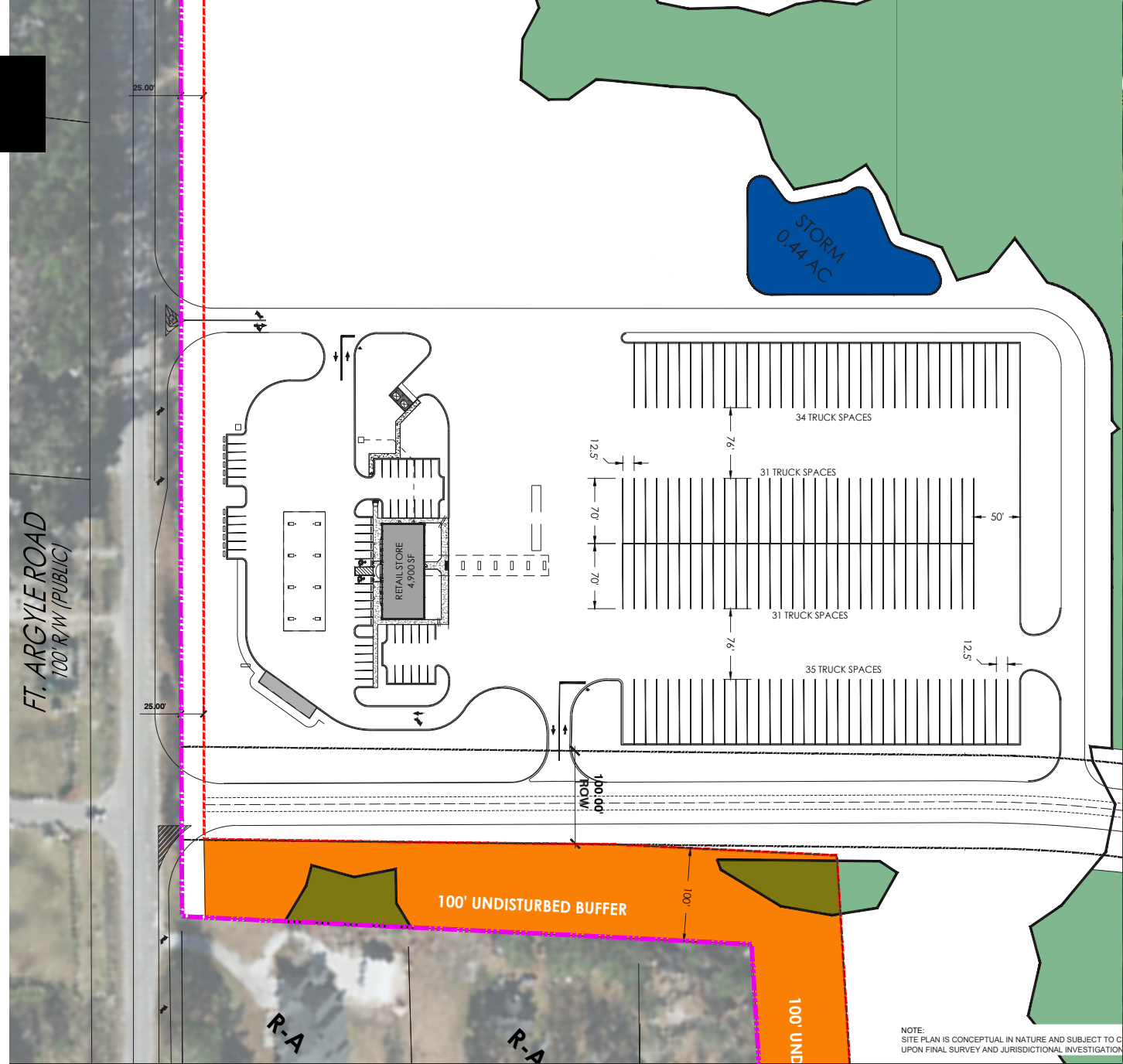


HIGHLIGHTS

Property Summary

- 9.5 acres
(can subdivide and remove truck parking*)
- Less than a mile to I-95
- Corner location at new traffic light (Q2 '24)
- 5.5 million sft industrial within 1/8 of mile
- 3.5 million sft of industrial warehouse to be built in adjacent industrial park (SIP95)
- New Hampstead and Hyundai plant located just down 204
- Across from a luxury RV park

*truck parking not available without purchase of fuel station site

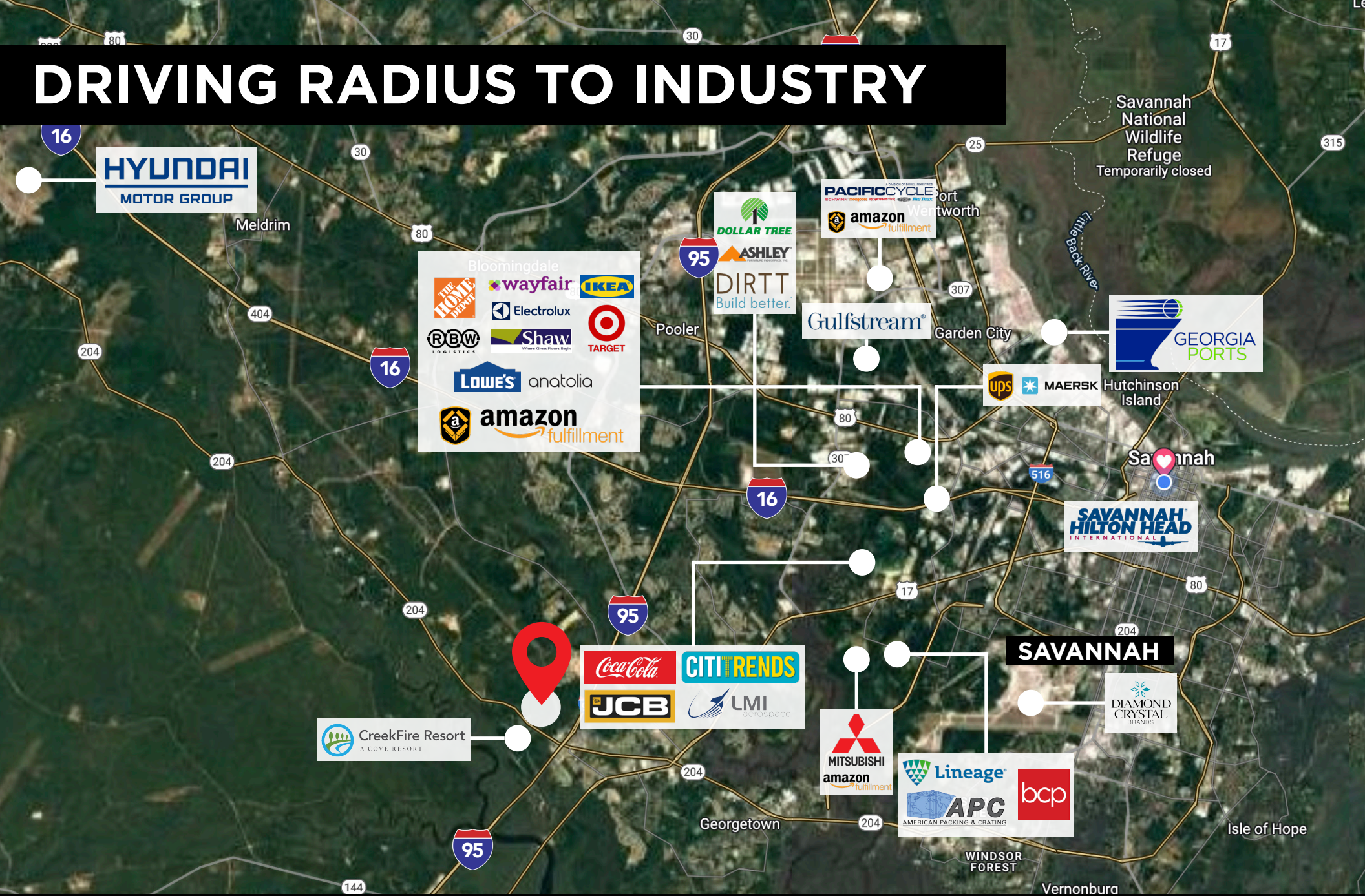


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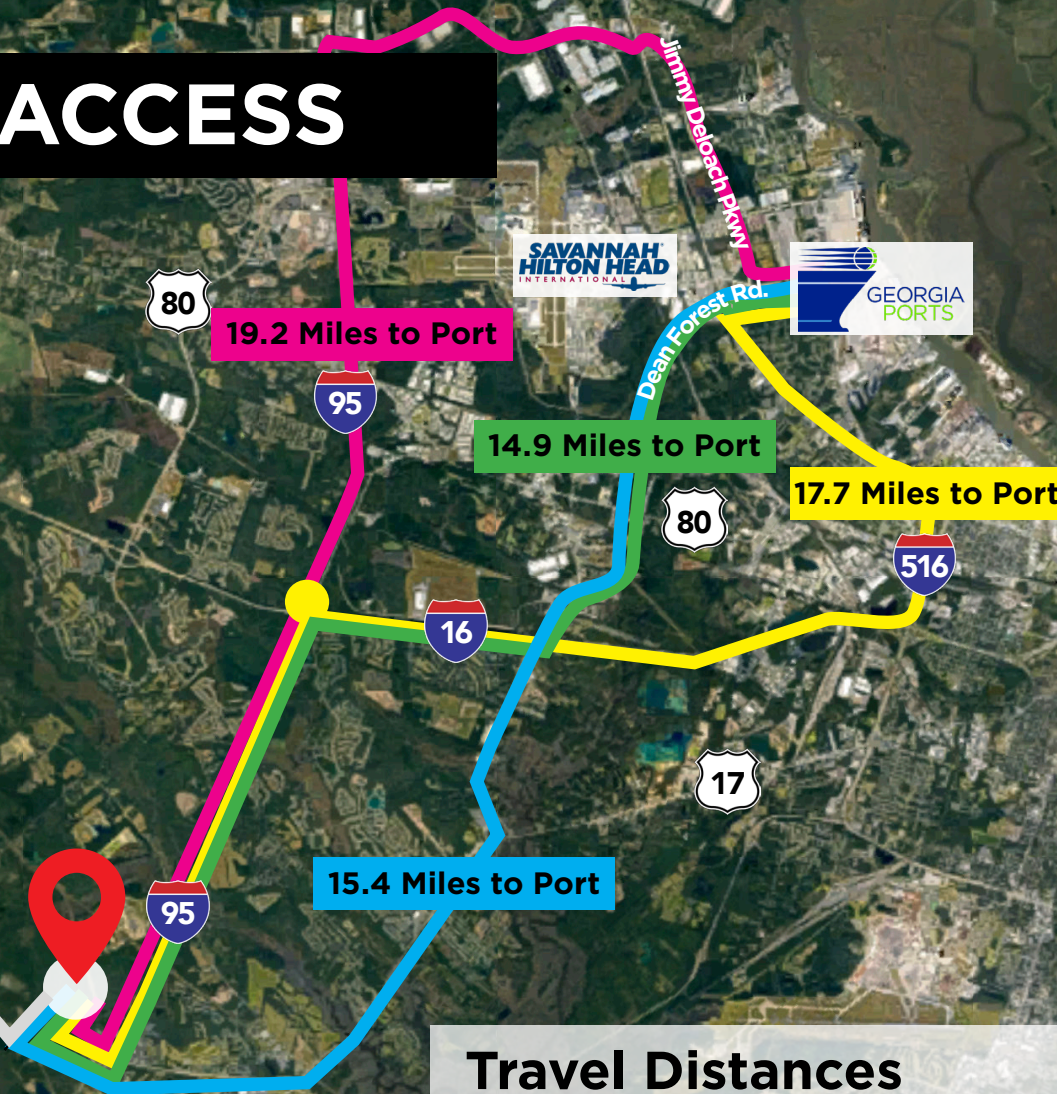
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DRIVING RADIUS TO INDUSTRY



LOCATION & ACCESS



Travel Distances

Interstate 95	0.9 Mile	Hyundai EV	19.6 Miles
Interstate 16	6.2 Miles	Atlanta, GA	239 Miles
Savannah Airport	12.6 Miles	Charlotte, NC	261 Miles
Port of Savannah	14.9 Miles	Orlando, FL	266 Miles

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