

Industrial Building

Location:
Willow Creek Lane
McRae, GA

Property of the
Development Authority
of Telfair County



Industrial Building
Location: Willow Creek Lane, McRae, GA



Base Map

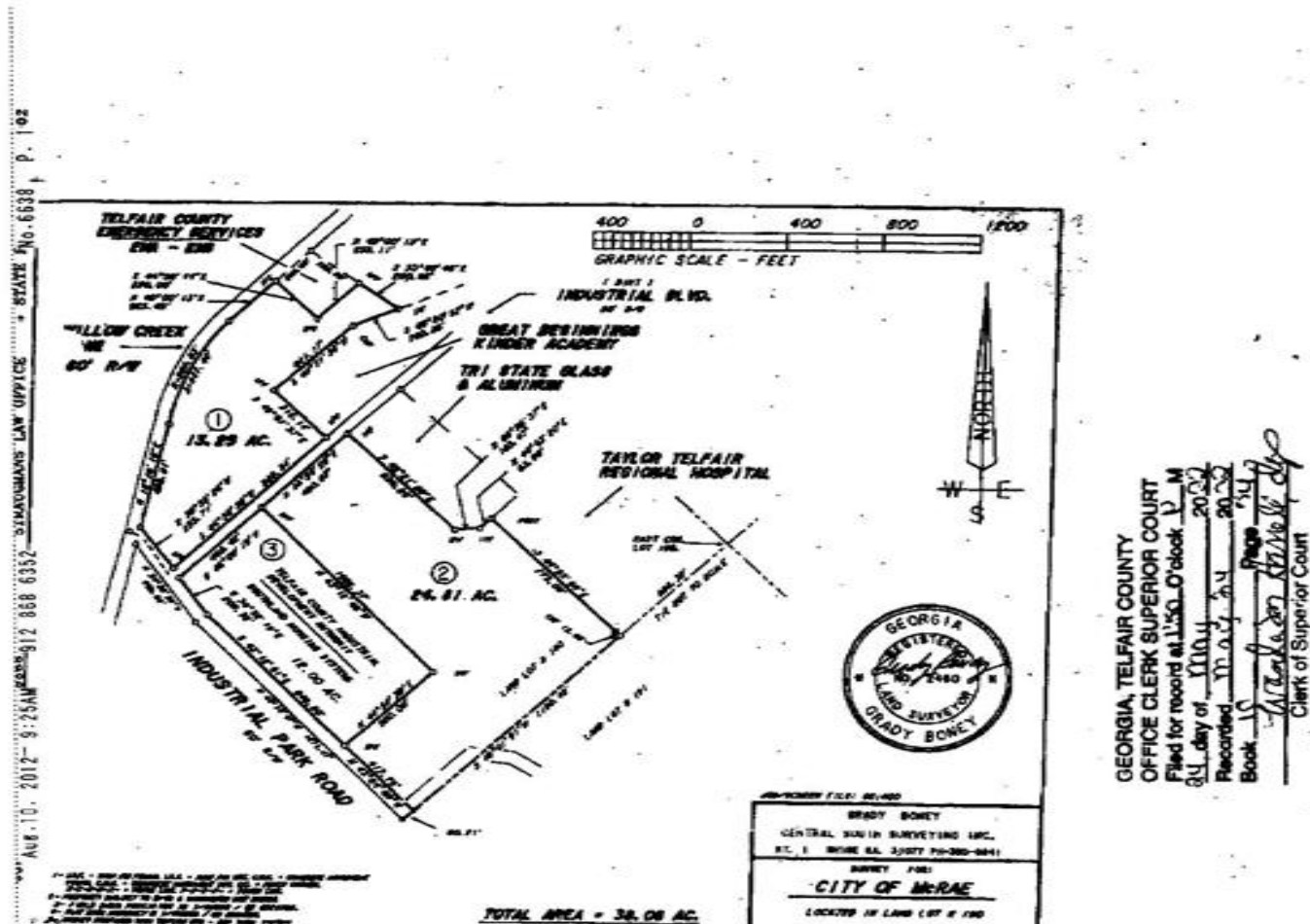


Building Specifications

Year Built	2003
Improvements in	2010
Max. Available Space (sq. ft.)	71,700
Available Office Space	2,700
Building Dimensions	230' x 300'
Ceiling Heights	26' / 32'
Site Acreage	13.00
Floor Thickness	6"
Construction Material	Metal
Drive in Truck Doors	3
Insulated	Yes

Former Use: Manufacturing/Distribution

Plat



Transportation

Highway Access

- Site is located along US 441/280/319; GA 30/27
- Site is 57 miles from Interstate 75-Cordele via US 280;
- Site is 69 miles from Interstate 75-Tifton via US 319;
- Site is 61 miles from Interstate 75-Perry via US 341
- Site is 78 miles from Interstate 75-Macon via US 441/Interstate 16;
- Site is 111 miles from Interstate 95-Brunswick via US 341
- Site is 142 miles from Interstate 95-Savannah
- Site is 24 miles from Interstate 16. US 441/280 connects this site to Interstate 16

Railroad Access

- Heart of Georgia Railroad is located along northern edge of this site;
- Existing spur track on site;
- Access to Norfolk Southern

Airport Access

- Telfair-Wheeler Airport 1 mile from site
5,001 Ft. Runway

Waterways

- Port of Savannah 140 miles from site
- Port of Brunswick 100 miles from site
- Barge Facility 100 miles from site
- Brunswick Docks



Utilities

Water:	City of McRae	Water Main Size: 6"
Sewer:	City of McRae	Sewer Main Size: 10"
Natural Gas:	Atlanta Gas Light company	Gas Main Size: 2"
Telecommunications:	Windstream	
Electrical Suppliers:	Georgia Power 3 phase; 480 volt	

Telfair County is a Tier 1 County

- ◉ Job Tax Credits
- ◉ Manufacturing Machinery & Industrial Materials Sales and Use Tax Exemption
- ◉ Sales & Use Tax Exemption on Energy
- ◉ Exemption of Ad Valorem Tax on Inventory (Freeport)
- ◉ Workforce Investment Act (WIA)
- ◉ Business Expansion Support Act (BEST)

**This presentation is a publication of the
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