

# MADISON FARMS INDUSTRIAL PARK



**DISTRIBUTION | WAREHOUSE | MANUFACTURING**

- MADISON, GA./MORGAN COUNTY
- 169 ACRES
- DIVISIBLE
- BUILD TO SUIT OPPORTUNITIES
- INDUSTRIAL ZONING
- 60 MILES FROM ATLANTA VIA I-20

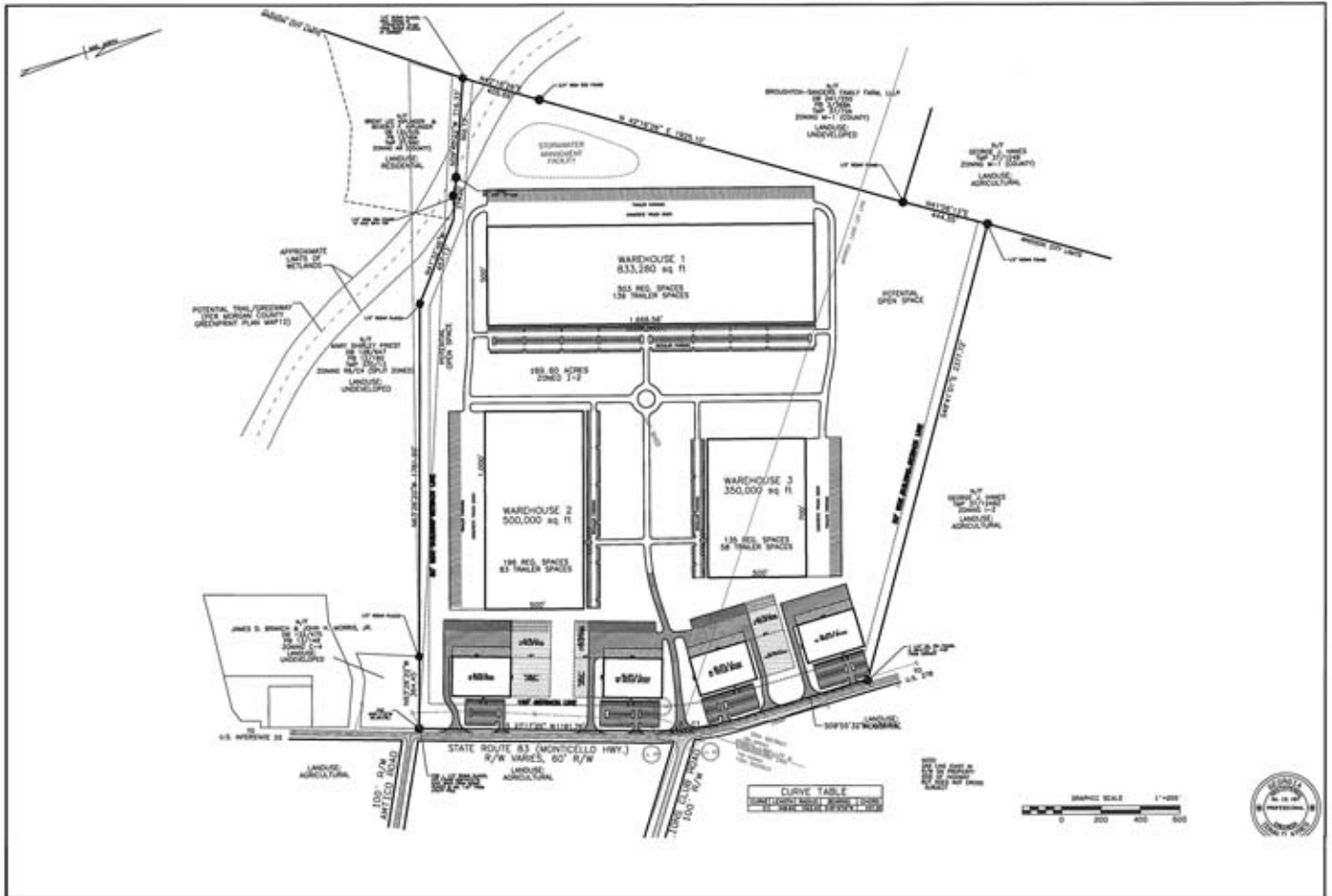
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Information contained herein is from sources believed to be reliable. No independent investigation of the property or information contained herein has been made, and no representation is made as to the accuracy thereof. Properties subject to prior sale, withdrawal and other sales or rental conditions. Terms subject to errors, omissions and change without notice.

# PROPERTY DETAILS



## PROPOSED CONCEPTUAL PLAN

- 169 +/- Acres
- I-2 Light Industrial Zoning
- Will Divide - Minimum 30 +/- Acres
- Fronts Hwy. 83
- 1.0 Miles to Hwy. 441
- All Utilities at Site
  - Water - City of Madison
  - Gas - City of Madison
  - Sewer - City of Madison
  - Power - Customer Choice Over 900 KVA
- Topography - Flat to Gentle Rolling
- Prime Industrial Site
- Less Than 1 Mile to Restaurants, Shopping
- Regional Impact Study Completed Based on Conceptual Plan

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# LOCATION - COMMUNITY - TRANSPORTATION



- Madison, Ga., Morgan Co.
- I-20, Exit 113, Hwy. 83
- Less Than 1.0 Miles to Hwy. 441
- Less Than .5 Miles to I-20
- Atlanta/Hartsfield Airport 60 Miles
- 90 Miles to Augusta
- 25 Miles to Athens
- 65 Miles to Macon

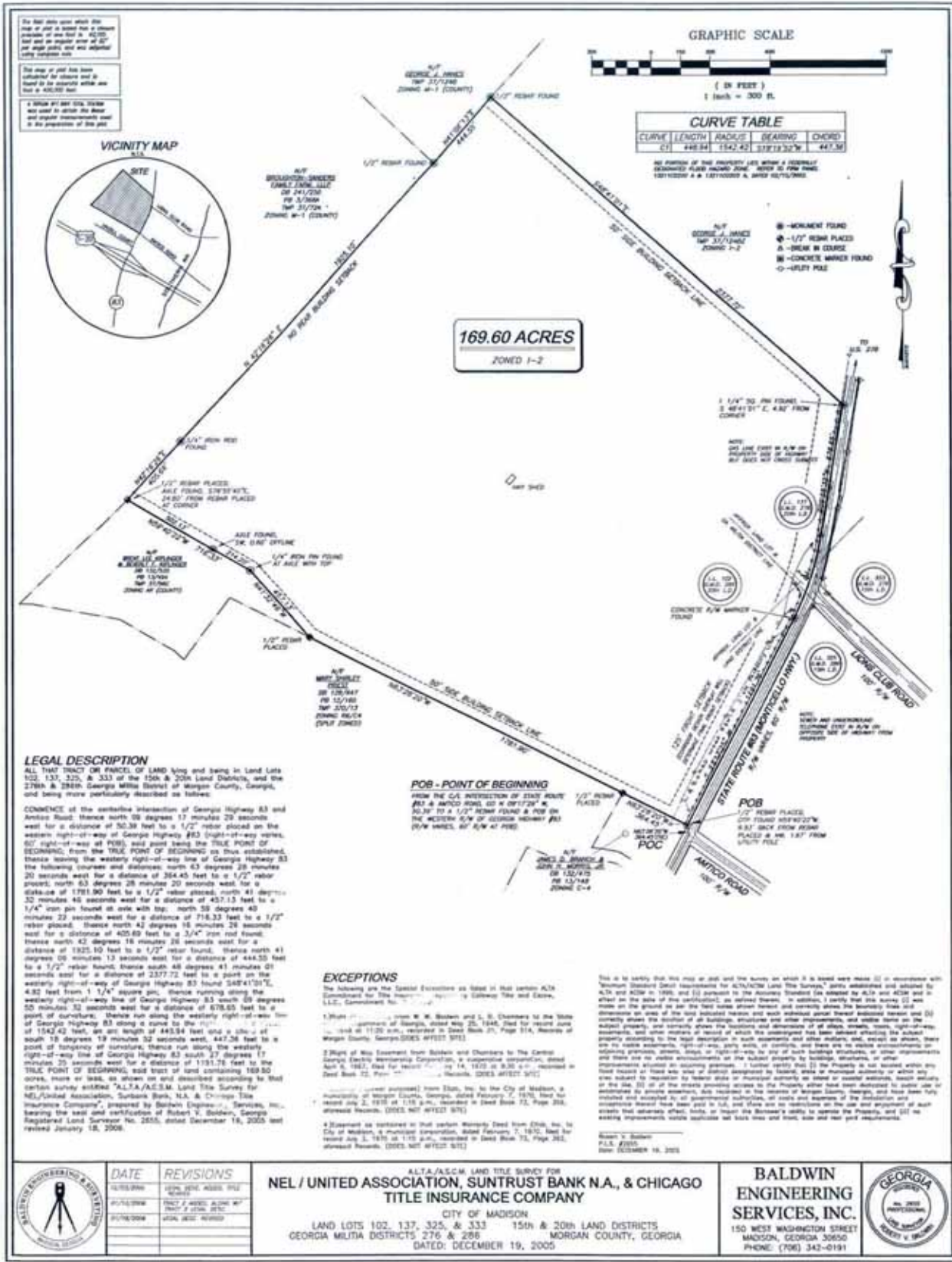
- 100% Freeport Tax Exemption
- 10,000 Available Workers Within 10 Mile Commuting Distance
- #1 Small Town in America
- University of Georgia 30 Miles
- Georgia Tech 61 Miles
- Emory University 58 Miles
- Multiple Community/Tech Colleges Within Driving Distances



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## Contacts:

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