

±1.93 Acres For Sale



0 Micha Way | Madison, GA 30650 Morgan County

- ±1.93 acre site For Sale
- Zoned Commercial
- Flat topography
- Property is located within the city limits of Madison
- ±250 feet of frontage on Micha Way
- Site has visibility from Hwy 441 (the main commercial corridor in Madison) and is approximately 450 feet from the intersection of Hwy 441 and Micha Way
- Traffic count of 12,000 vehicles per day on Hwy 441
- Storm water retention is in place
- Adjacent to Main Street Vet, O'Reilly Auto Parts and Ingles

Gene Baldwin

gbaldwin@ipgproperties.com

706.474.2835 (cell)

706.343.2470 (direct)

Industrial Properties Group, Inc.
125 S. Main St, Ste A / PO Box 461

Madison, GA 30650

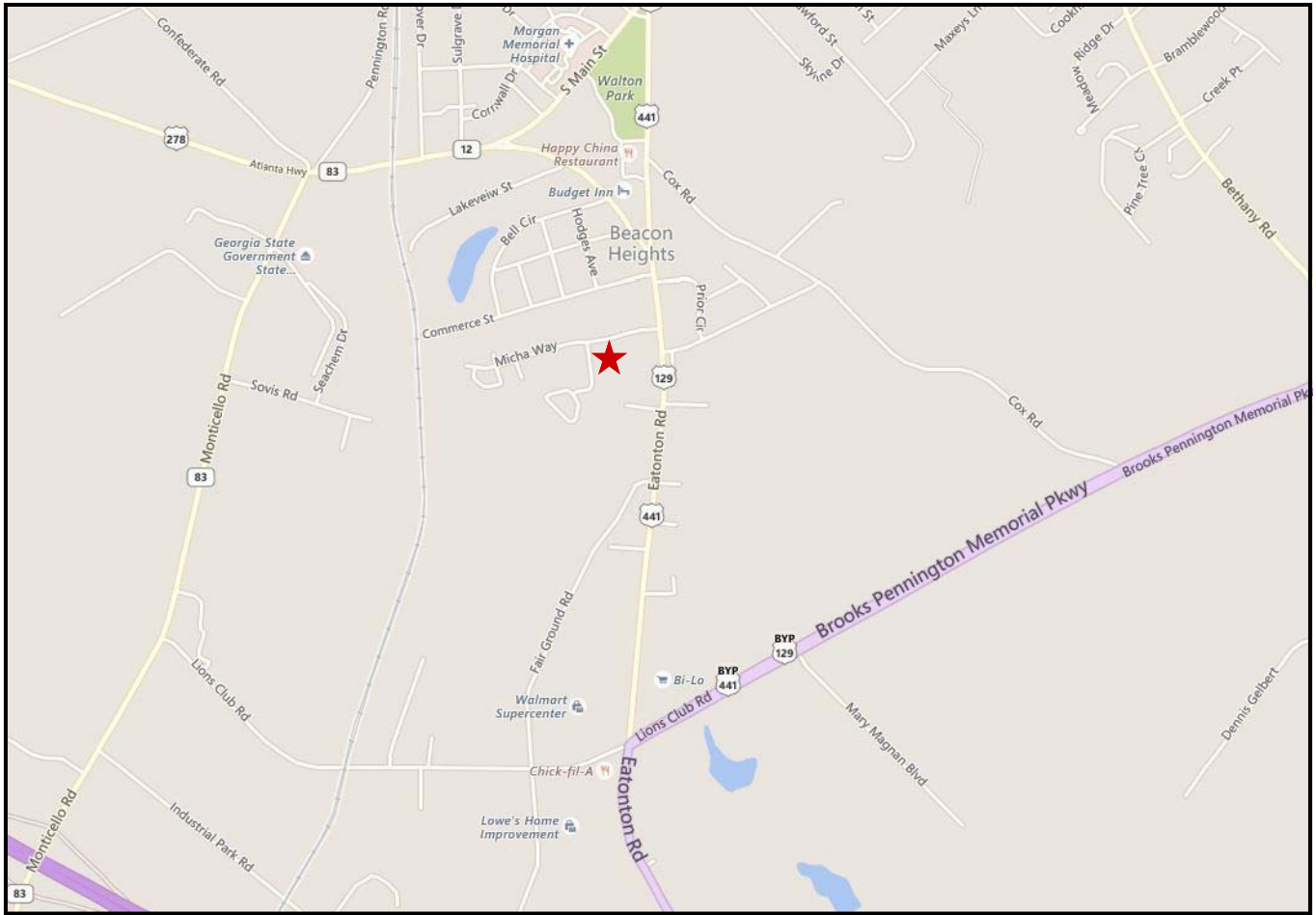
770.536.6555

www.ipgproperties.com



Local Knowledge • Global Networks

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.



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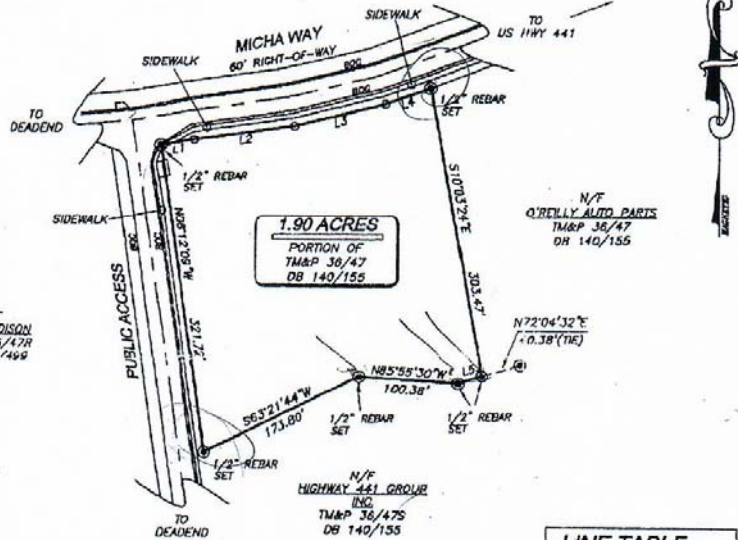
NO PORTION OF THIS PROPERTY LIES WITHIN A FLOOD HAZARD ZONE. REFER TO FIRM PANEL 1321100205 A, DATED 02/15/02.

NO ENCROACHMENTS WERE NOTED.

BOC - BACK OF CURB

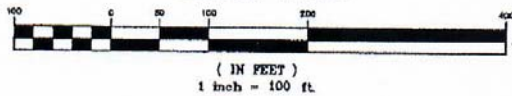
POB - POINT OF BEGINNING

THE POINT OF COMMENCEMENT BEING THE CENTERLINE INTERSECTION OF MICHA ROAD AND THE PUBLIC ACCESS ROAD. THENCE S48°52'58"E AT A DISTANCE OF 38.80' TO A 1/2" REBAR SET ON THE SOUTHERN R/W OF MICHA ROAD, BEING THE POINT OF BEGINNING.



LINE TABLE		
LINE	LENGTH	BEARING
L1	34.36	N80°19'33"E
L2	101.79	N81°55'42"E
L3	95.27	N78°12'27"E
L4	48.39	N70°07'05"E
L5	25.57	S72°04'32"W

GRAPHIC SCALE



The field data upon which this map or plat is based has a closure precision of one foot in 27,000 feet and an angular error of 02" per angle point, and was adjusted using compass rule.

This map or plat has been calculated for closure and is found to be accurate within one foot in 300,000 feet.

A TOPCON GTS 313 TOTAL STATION was used to obtain the linear and angular measurements used in the preparation of this plat.



FILE INFORMATION
DATA FILE: 2007/12-0703 441 GROUP

BOUNDARY SURVEY FOR:	
441 GROUP	
CITY OF MADISON LAND LOT 20 276th G.M.D.	5th LAND DISTRICT MORGAN COUNTY, GEORGIA
SCALE: 1" = 100'	DATE: MAR 22, 2007
BALDWIN ENGINEERING SERVICES, INC. ROBERT V. BALDWIN, PLS 2655, PE 10842 150 WEST WASHINGTON STREET MADISON, GA 30650 PH: (706) 342-0191	

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