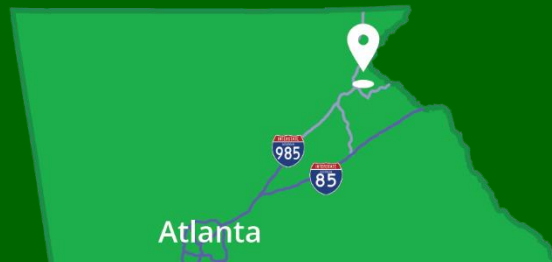


FOR SALE

18.93 Acres – Lot 10

Haystone Brady Industrial Park – Toccoa-Stephens County



Park Features

- Zoning: Commercial / Industrial
- Surrounding land use: Agriculture
- Inside City limits: No
- Police: Stephens County
- Fire: Stephens County

Park Utilities

Natural Gas

- Provider: City of Toccoa
- 4" Main adjacent to sites

Water

- Provider: City of Toccoa
- 12" Main
- 4 MGD permitted

Sewer

- Provider: City of Toccoa
- 8" Main

Telecom / Fiber

- TruVista or Kinetic

Electrical

- Georgia Power (2 dual-feed substations in park)
- Hart EMC

Logistics

Highways

- GA Highway 17: <1 mile
- GA Highway 441: 12 miles
- Interstate 85: 6 miles

Airports

- International: Atlanta/Hartsfield, 91.3 mi.
- International: Greenville-Spartanburg, 63.3 mi.
- Public: R. G. LeTourneau Field, 7 mi.

Sea Ports

- Charleston, SC: 276.6 mi
- Savannah, GA: 207 miles

Inland Port

- Blue Ridge Connector, Gainesville, GA: 38 miles

Intermodal Service

- Atlanta, GA: 84.7 mi.

Barge Service

- Chattanooga, TN: 124.9 mi.



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