

Muscogee Technology Park

Columbus, Georgia - Muscogee County

SITE DETAILS – OVERVIEW

Location

Southwest of the intersection of Chattsworth Road and Lynch Road, Columbus, GA 31907, Muscogee County (Inside City Limits)

Size

Total Acreage: 1,200 Acres and 32 Parcels

Available Acreage: 350 Acres and 13 Parcels Ready For Development

Zoning & Land Use

Current Zoning: Heavy Manufacturing (HMI) / Planned Business Park

Land Use North: Manufacturing

Land Use South: Office & Institutional

Land Use East: Office & Institutional

Land Use West: Manufacturing

Incentive Zones: Foreign Trade Zone, Less Developed Census Tracts

Environmental Site Assessments/Surveys

Phase I Environmental Site Assessment: Yes (January 1999)

Phase I Archeological Survey: Yes

Threatened and Endangered Species Survey: Yes

Wetland & Stream Delineation and Jurisdictional Determination: Yes

Geotechnical Investigation: Yes

Aerial Topographic Survey: Yes

UTILITIES & OTHER SERVICE PROVIDERS

Electricity

Provider: Customer Choice

Capacity & Proximity to Site: – On Site

Water

Provider: Columbus Water Works

Capacity & Proximity to Site: 30" Main – On Site

Sewer

Provider: Columbus Water Works

Capacity & Proximity to Site: 10" Main – On Site

Natural Gas

Provider: Atmos Energies

Capacity & Proximity to Site: 6" Main – 1 Mile From Site



Transportation Overview Map



Site Boundary Aerial Map

OWNERSHIP DETAILS

Public or Private: Public Covenants: Yes Terms: For Sale (\$30,000 per acre)

OTHER SERVICE PROVIDERS

Police & Fire Protection: City of Columbus Fire Insurance Rating: Class 3

TRANSPORTATION

Highways & Interstates

Interstate 85: 30 Miles From Site

Interstate 185: 5 Miles From Site

US 80: 2 Miles From Site

GA 22: 2 Miles From Site

Airports

*Columbus Metropolitan: 5 Miles From Site

*Hartsfield-Jackson International: 82 Miles From Site

*Middle Georgia Regional: 71 Miles From Site

Intermodal Service

CSX/NS Atlanta, GA Intermodal Facility: 90 Miles From Site

Rail

Norfolk Southern Railway Main Line: Adjacent To Site

Inland & Coastal Ports

Brunswick, GA: 218.54 Miles From Site (Colonel's Island & Mayor's Point Terminals)

Panama City, FL: 169.32 Miles From Site

NOTES:

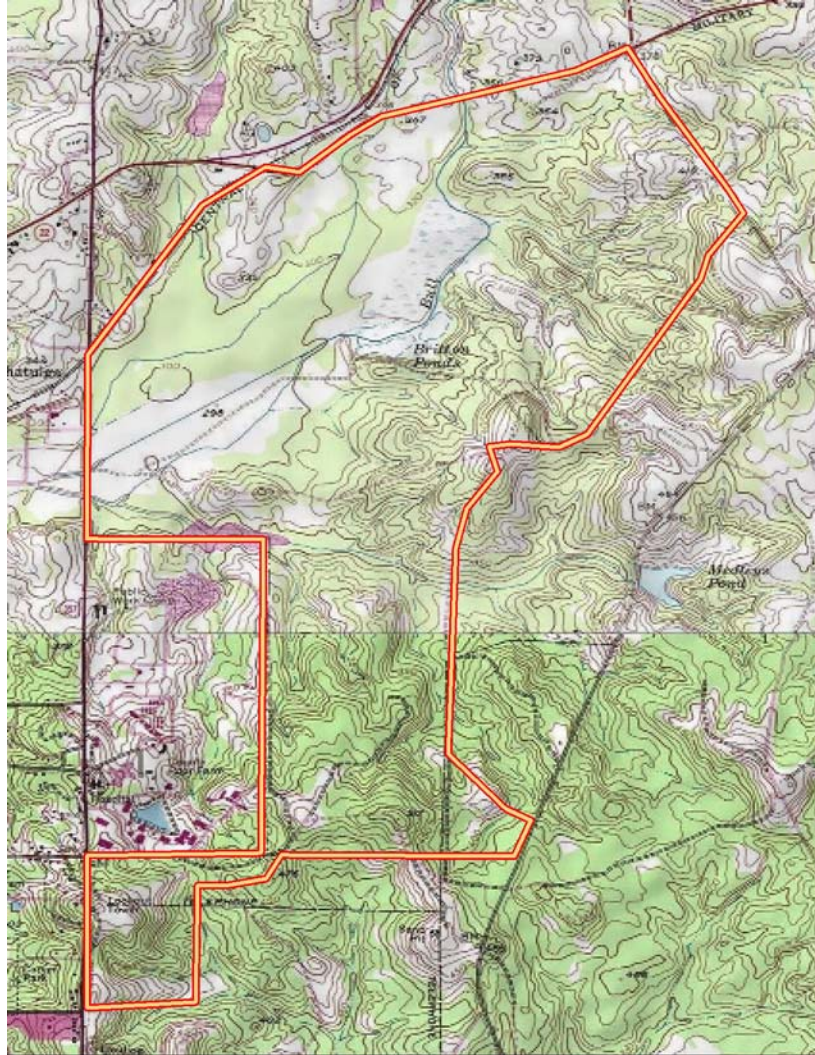
Telecommunications Provider: AT&T; there is a fiber optic cable along US-80/GA-22.

Georgia Ready For Accelerated Development Site Designation/Shovel Ready

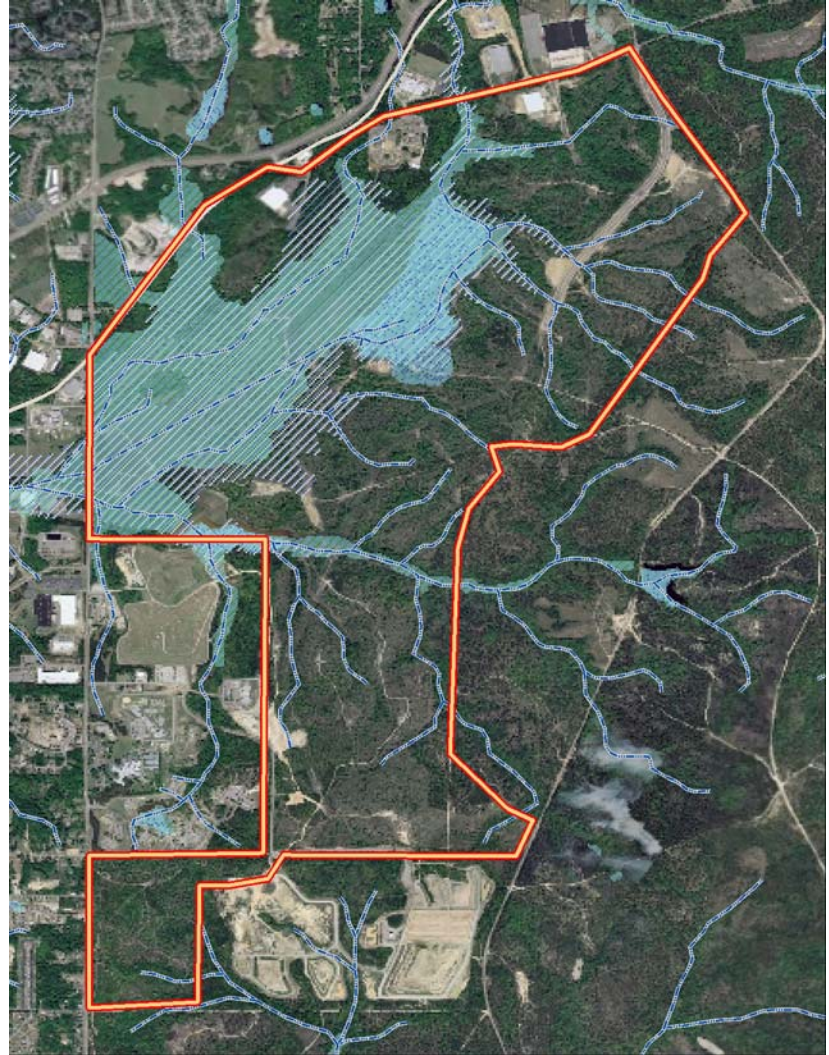
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TOPOGRAPHY MAP



ENVIRONMENTAL MAP



Note: Depicts Presence Of Floodplains & Other Hydrography