

Tradeport West Business Center

Midway, Georgia - Liberty County

SITE DETAILS – OVERVIEW

Location

0.5 Miles South of US Highway 84 on the East Side of US Highway 17, Midway, GA, Liberty County (Not Inside City Limits)

Size

Total Acreage: 3,590 Acres

Available Acreage: 1,900 Acres (Developable)

Zoning & Land Use

Current Zoning: Industrial District (I-1) / Planned Business/ Industrial Park

Land Use North: Industrial

Land Use South: Residential

Land Use East: Agricultural

Land Use West: Agricultural

Environmental Site Assessments/Surveys

Phase I Environmental Site Assessment: Yes (2001)

Phase I Archeological Survey: Yes (February 2002)

Threatened & Endangered Species and Potential Habitat Survey: Yes (2002)

Wetland & Stream Delineation and Jurisdictional Determination: Yes

Geotechnical Investigation: Yes

Aerial Topographic Survey: Yes

UTILITIES & OTHER SERVICE PROVIDERS

Electricity

Provider: Coastal Electric Membership Corporation

Capacity & Proximity to Site: – On Site

Water

Provider: Liberty County Development Authority

Capacity & Proximity to Site: 12" Main – On Site

Sewer

Provider: Development Authority LAS

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

Natural Gas

Provider: Atlanta Gas Light / Customer Choice

Capacity & Proximity to Site: 4" Main – 1 Mile From Site



Transportation Overview Map



Site Boundary Aerial Map

OWNERSHIP DETAILS

Public or Private: Public & Private Covenants: Yes Terms: For Sale

OTHER SERVICE PROVIDERS

Police & Fire Protection: Liberty County Fire Insurance Rating: Class 6

TRANSPORTATION

Highways & Interstates

Interstate 95: 2 Miles From Site

Interstate 16: 23 Miles From Site

US 17: 1 Mile From Site

US 84: 2 Miles From Site

Airports

*Midcoast Regional: 12 Miles From Site

*Savannah/Hilton Head International: 28 Miles From Site

*Brunswick Golden Isles: 35 Miles From Site

Intermodal Service

CSX/NS Savannah, GA Intermodal Facility: 29 Miles From Site

Rail

Riceboro Southern: On Site (Potential For Rail Spurs)

Inland & Coastal Ports

Savannah, GA: 29.23, 28.09 Miles From Site (Garden City Terminal, Ocean Terminal)

Brunswick, GA: 43.14 Miles From Site (Colonel's Island Terminal)

NOTES:

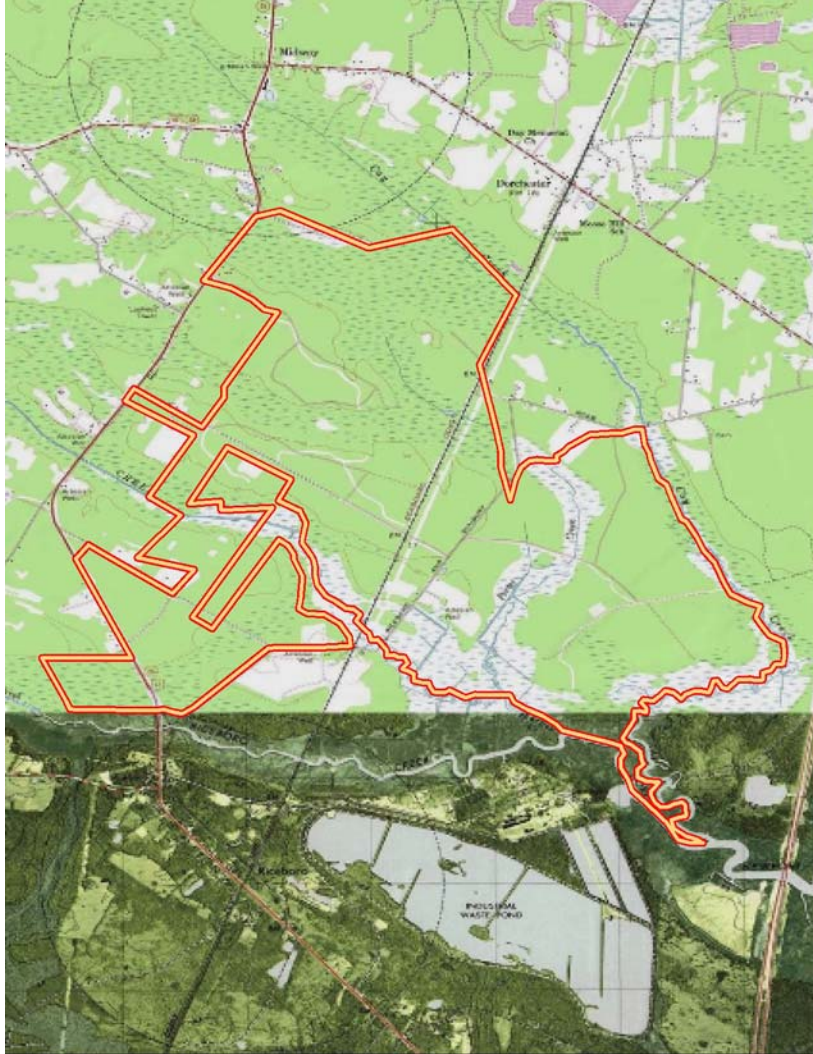
Telecommunications Provider: Coastal Communications

Georgia Ready For Accelerated Development Site Designation/Shovel Ready

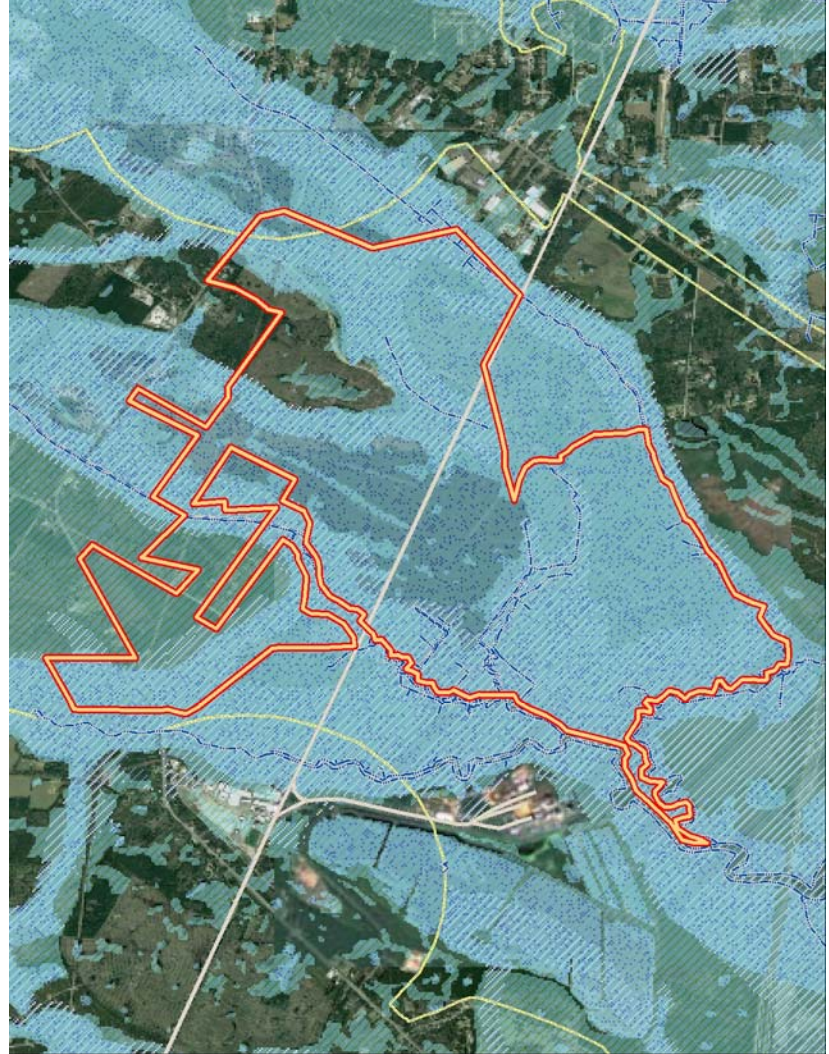
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TOPOGRAPHY MAP



ENVIRONMENTAL MAP



Note: Depicts Presence Of Floodplains & Other Hydrography