

INDUSTRIAL INVESTMENT PROPERTY

544 GARRISON DRIVE
(HWY 341-GOLDEN ISLE PARKWAY)
CHAUNCEY, GA 31037
DODGE COUNTY

EXISTING SAWMILL SITUATED
ON 106.15 ACRES

~~\$2,265,000~~

NEW PRICE:
\$1,950,000

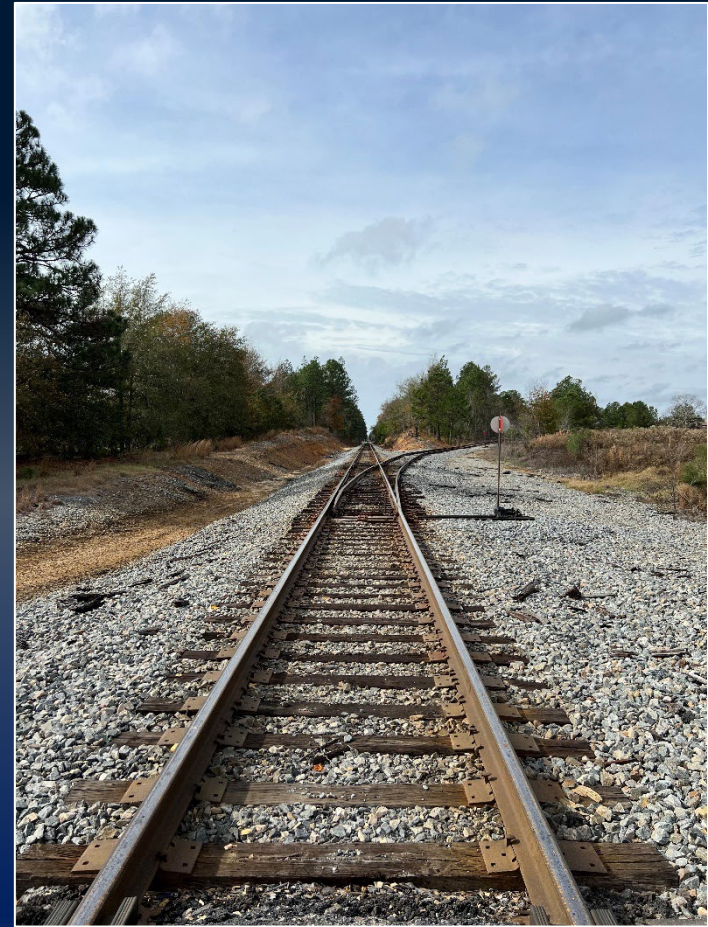


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PROPERTY INFORMATION

- Approximately 74,000 SF of warehouse and office space
- Located along Garrison Drive, with 3,934 feet of frontage on McRae Highway (between Chauncey & McRae-Helena)
- Backs up to Southern Railway
- Conveniently located to:
 - I-16 – 37 min (33.6 miles)
 - Savannah Port – 2 hr 30 min (142 miles)
 - Brunswick Port – 2 hr 20 min (126 miles)
- Improvements Include:
 - Split rail spur
 - 3 phase power
 - Wood waste fired boiler
 - Concrete wet deck with pump & holding ponds



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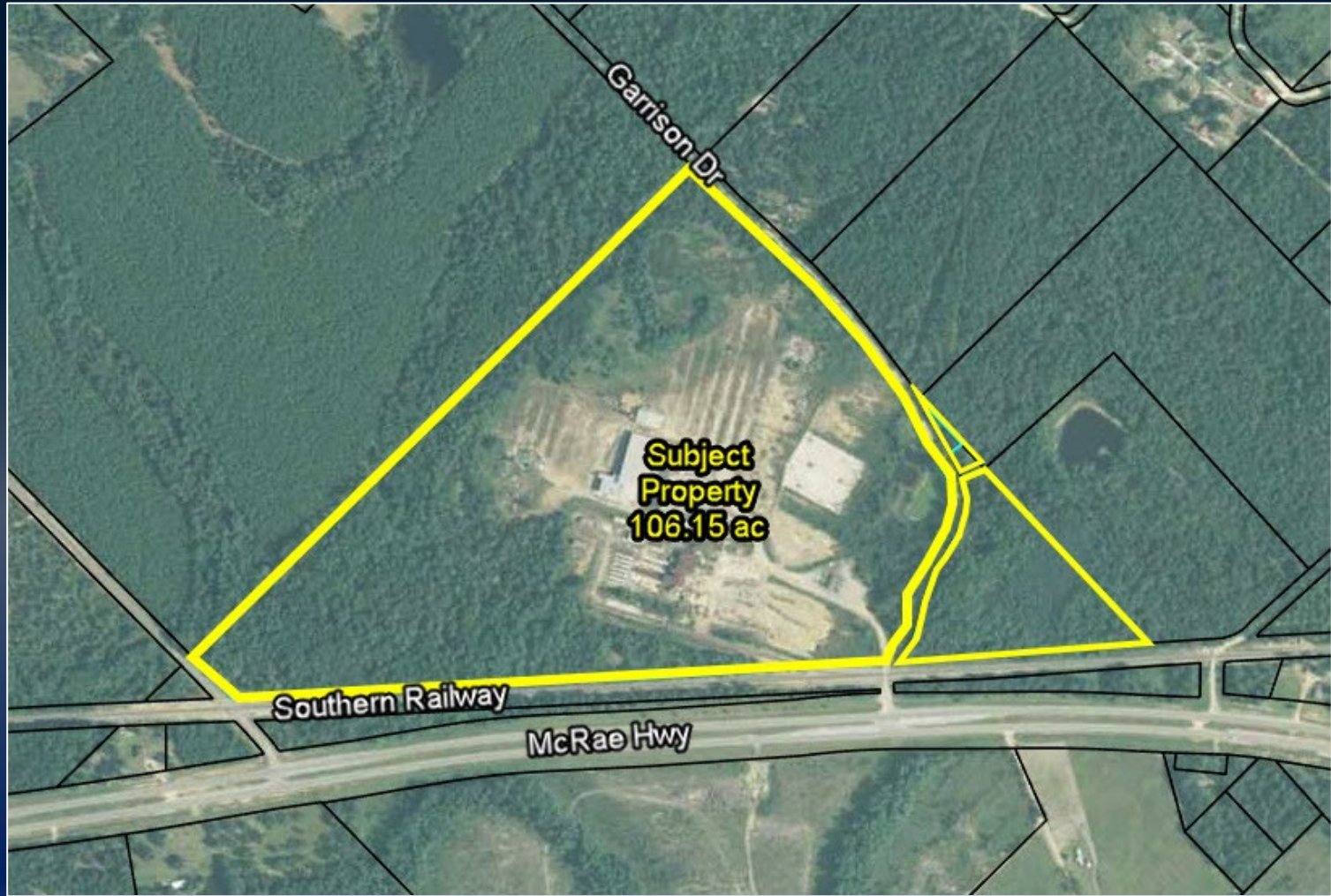


ADDITIONAL
PHOTOS



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