

# INDUSTRIAL LAND FOR SALE

WITH DUAL RAIL ACCESS

551 ROSEBURG ROAD  
VIENNA GA, 31092, DOOLY  
COUNTY

62.41 ACRES

**\$30,000 PER ACRE**



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## PROPERTY INFORMATION

- **Easy access to I-75 (2.25 miles)**
- **Zoned – Industrial**
- **14,040 SF Office/Warehouse**
  - **(Sprinkled)**
- **2,000 SF Shop**
  - **Two (2) Roll Up Doors**
- **1,000 SF Guard Shack**
- **Rail Access Available**
  - **Norfolk Southern and CSX**
- **All Utilities To Site**
  - **300,000 Gallon Water Tank**
  - **100,000 Water Gallon Tank**
  - **On-Site Sub Station**
  - **City water & sewer**
- **Property is completely fenced**



**551 ROSEBURG ROAD VIENNA GA, 31092, DOOLY COUNTY**



## PROPERTY PHOTOS

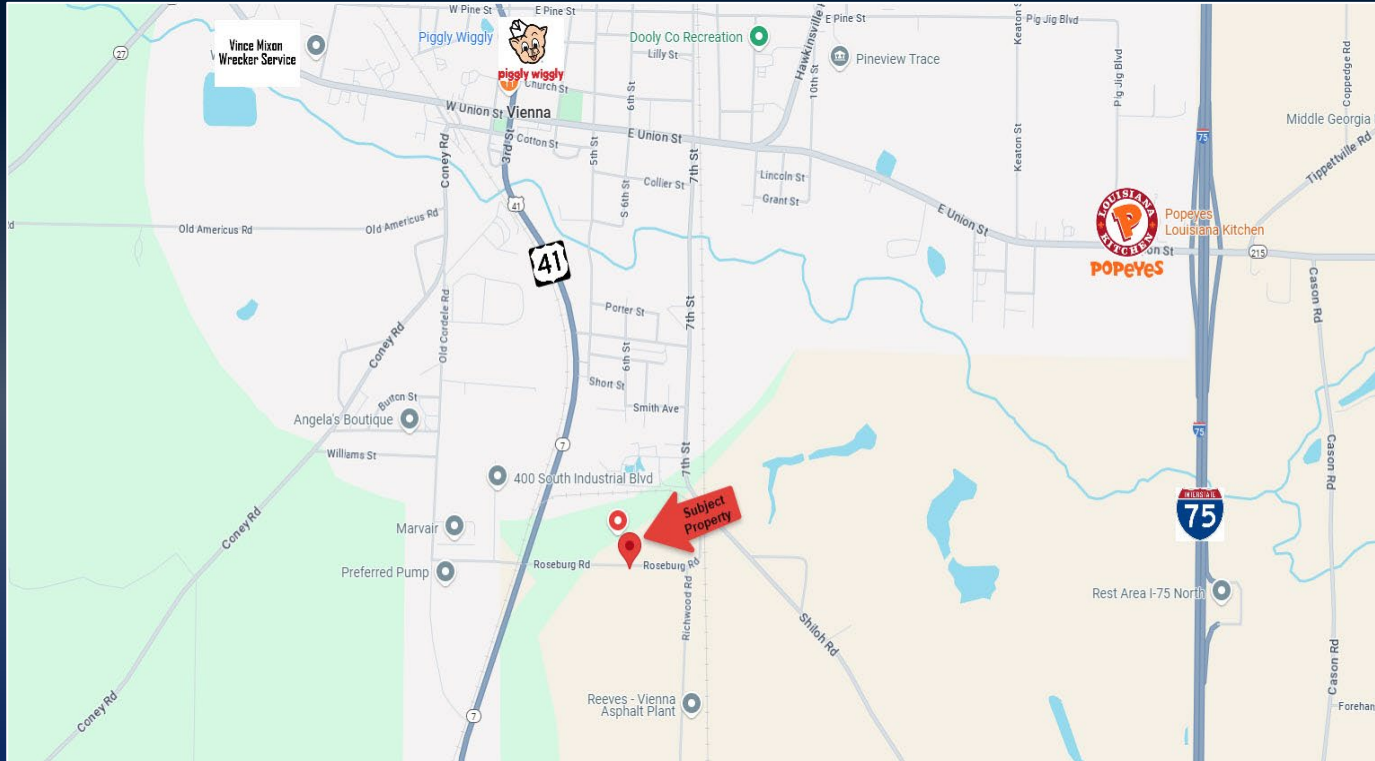


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# MAP



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