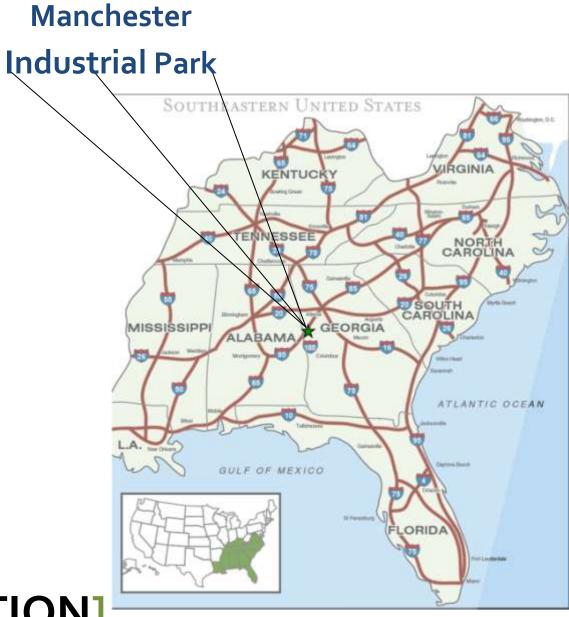
# 2008

Meriwether County, Georgia



[SITE INFORMATION]

Meriwether County Development Authority – P.o. Box 9 Warm Springs, Georgia 31830 (706)655-2558



Meriwether County, Georgia

General

Size Location

Available: 187+ Acres Atlanta: 63.3 miles North

Total: 252 Acres Columbus: 32.6 miles Southwest

Largest Tract: 20 Acres

Environment

Zoning: Industrial Park Inside City Limits? Yes Surrounding Land Use: Police: City of Manchester North: Agricultural East: Mfg Fire: City of Manchester South: Mixed Use West: Mixed Use

**Utilities** 

**Electrical Service Area** Water Manchester Water Plant

12" main: Adjacent to site Excess Capacity: 0.34 MGD

Sewer

Local Distributor: City of Manchester Manchester LAS

12" main: Adjacent to site Excess Capacity: 0.37 MGD Supplier: Municipality

Transportation **Highways** 

Interstate 185: 25.0 mi. West

GA 85: Adjacent to site

Direct Access: GA 85

Railroads at site

**CSX Transportation** 

International: Atlanta/Hartsfield Intl., 55.1 mi.

Public: Roosevelt Memorial, 7.2 mi.

Intermodal Service

Atlanta, GA: 62.5 mi.

**Barge Service** Bainbridge, GA

1. AngioDynamics

2. Flint Facilities, Ilc.

3. G&S Metals, Inc.

134.5 mi. South

Sea Port

Savannah - Garden City GA: 217.9 mi. East

www.meriwetherida.com

Panama City, FL 188.3 mi. South

Fire Insurance Rating: Class 6

Georgia Power Company

**Natural Gas** 

4: main: adjacent to site

**Airports** 

Commercial: Columbus Metropolitan, 30.5 mi.

Runway Length: 3,000 ft.

Meriwether County, Georgia

Consider the Manchester Industrial Park located in Meriwether County for your next business location. Located less than 52 miles from Hartsfield Jackson Int'l Airport in Atlanta, Manchester Industrial Park offers one of the best business locations in the southeast. Manchester is a rural tier-one community that is bursting with opportunity, centrally located between the metropolitan areas of Atlanta, Macon and Columbus. In Meriwether County you will find a unique blend of small town warmth and security while still having access to the big city lifestyle.

Aeriwether Pa Meriwethe Greenville N. Troup

www.meriwetherida.com

The Manchester Industrial Park is a fully served, first class industrial park with beautiful landscaping, underground power with consistent park standards and quality tenants. We hope you will take the time to see for yourself that whether its location, leadership or lifestyle; The Meriwether Industrial Park and our community truly has it all.

For online information about Meriwether County visit:

Business Development: <u>www.meriwetherida.com</u>

#### **Kip Purvis**

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## Manchester Industrial Park

Meriwether County, Georgia

www.meriwetherida.com

