

+/- 35.04 ACRES > FOR SALE > HENRY COUNTY

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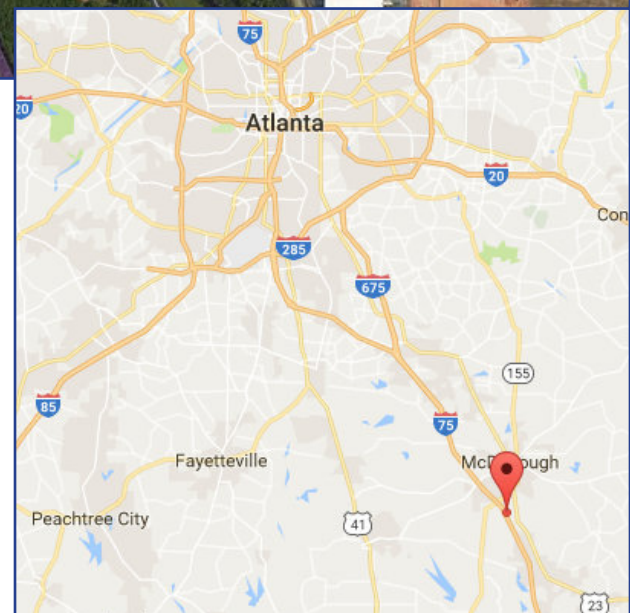
## Industrial Development Site - Midland

UNINCORPORATED HENRY COUNTY, GA



### PROPERTY FEATURES

- > I-75 Frontage
- > Zoned: M2 (Heavy Manufacturing)
- > Site Planned for +/- 380,800 SF
- > All Utilities Available
- > Price: \$3,000,000 (\$85,600/acre, +/- \$7.88 FAR)



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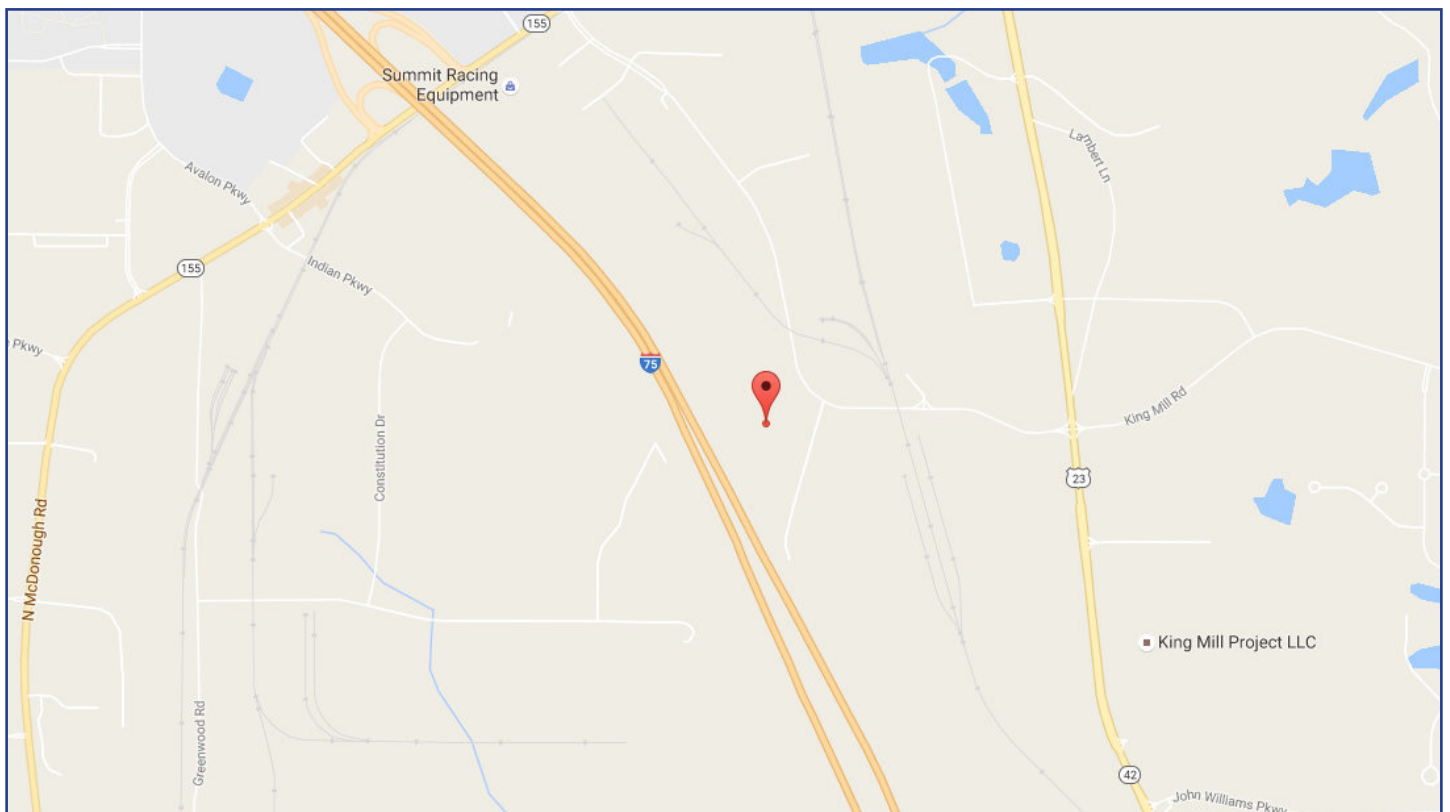
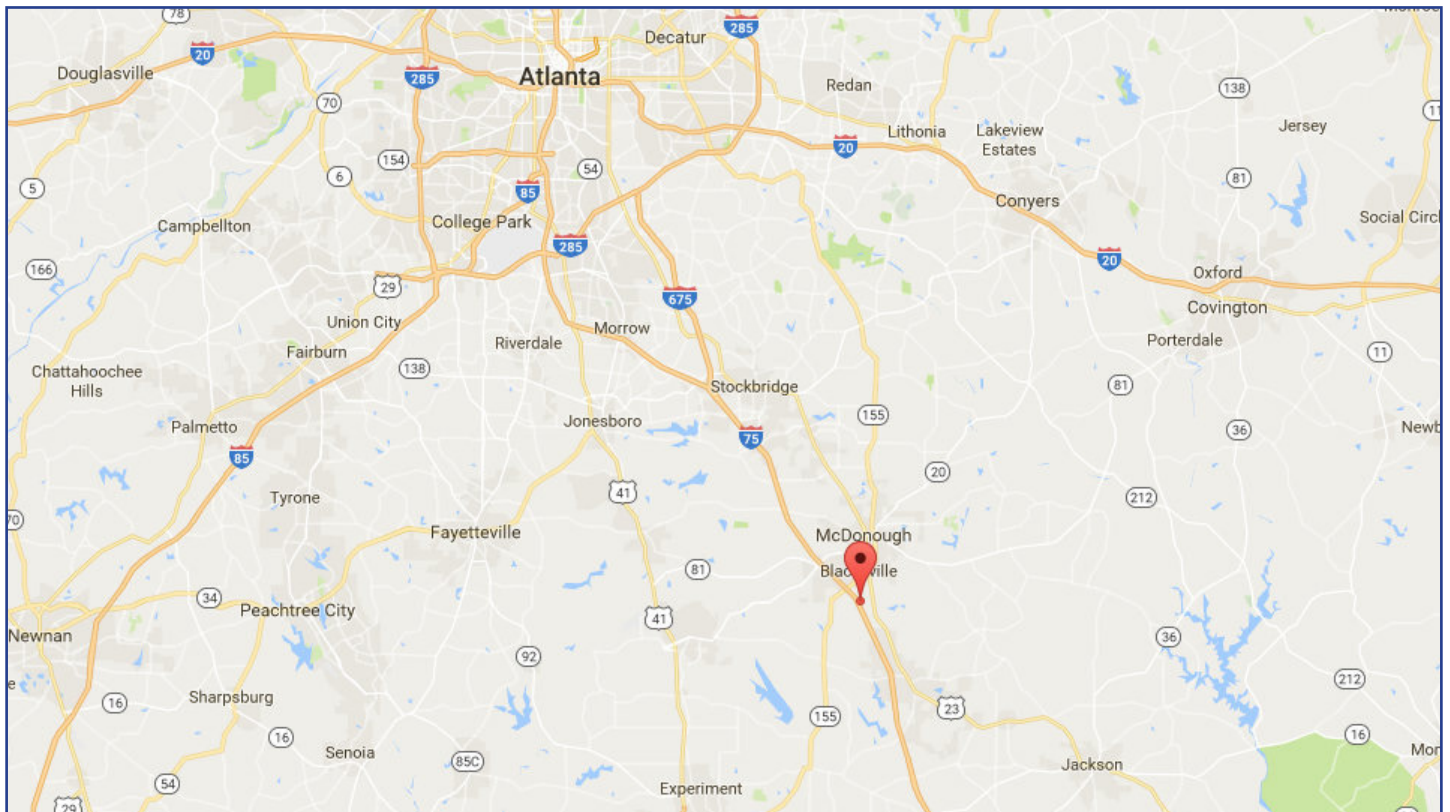
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- > Size: +/- 35.04 acres
- > Location: The Property is located at 160 King Mill Rd, McDonough, GA 30258. The property sits less than 1 mile from I-75 interchange (Exit 216).
- > Condition: Property is raw land with no improvements on site. A stream runs along the western border of the property.
- > Zoning: Heavy Manufacturing (M2)
- > Entitlement: Site planned for up to +/- 380,800 SF of industrial space
- > Frontage: +/- 840' on King Mill Rd.  
+/- 1,520' on King Mill Ct.  
+/- 2,115' on I-75
- > Traffic Counts: I-75: average annual traffic count of 105,000 North of property and 88,500 South of property per day
- > Utilities: Water and Sewer on King Mill Court
- > Price: \$3,000,000 (\$85,600/acre, +/- \$7.88 FAR)



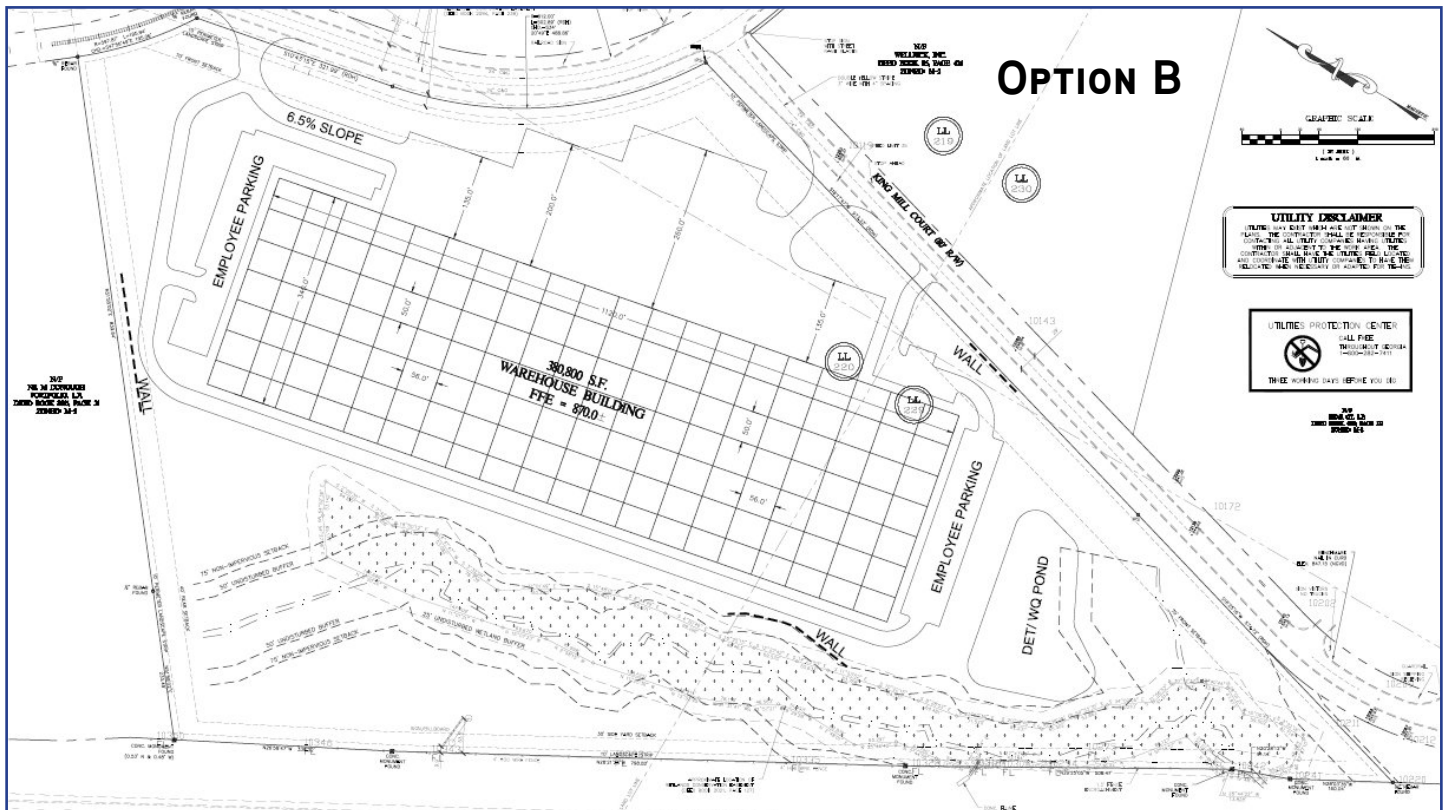
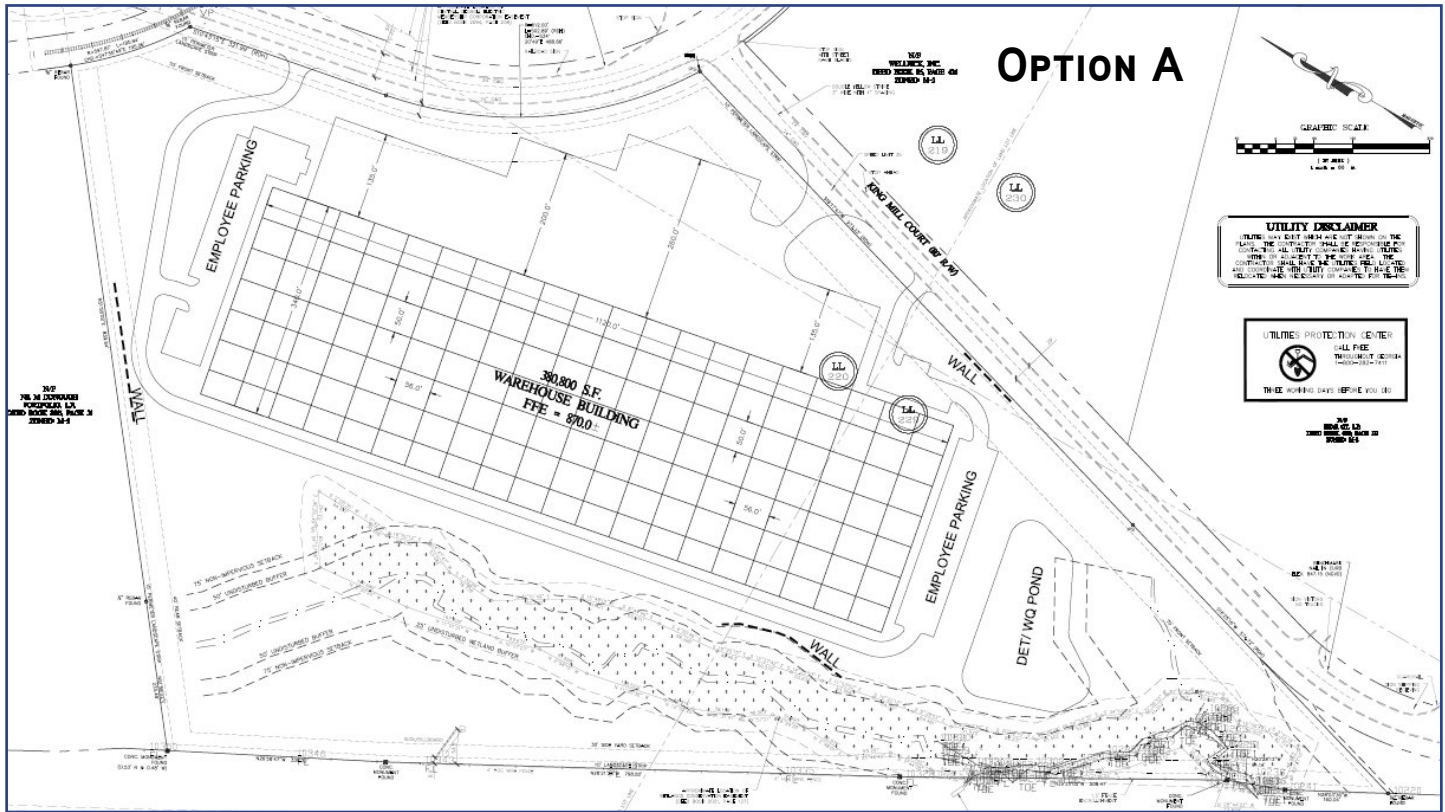
## Midland > Location





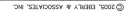


# Midland > Conceptual Plans



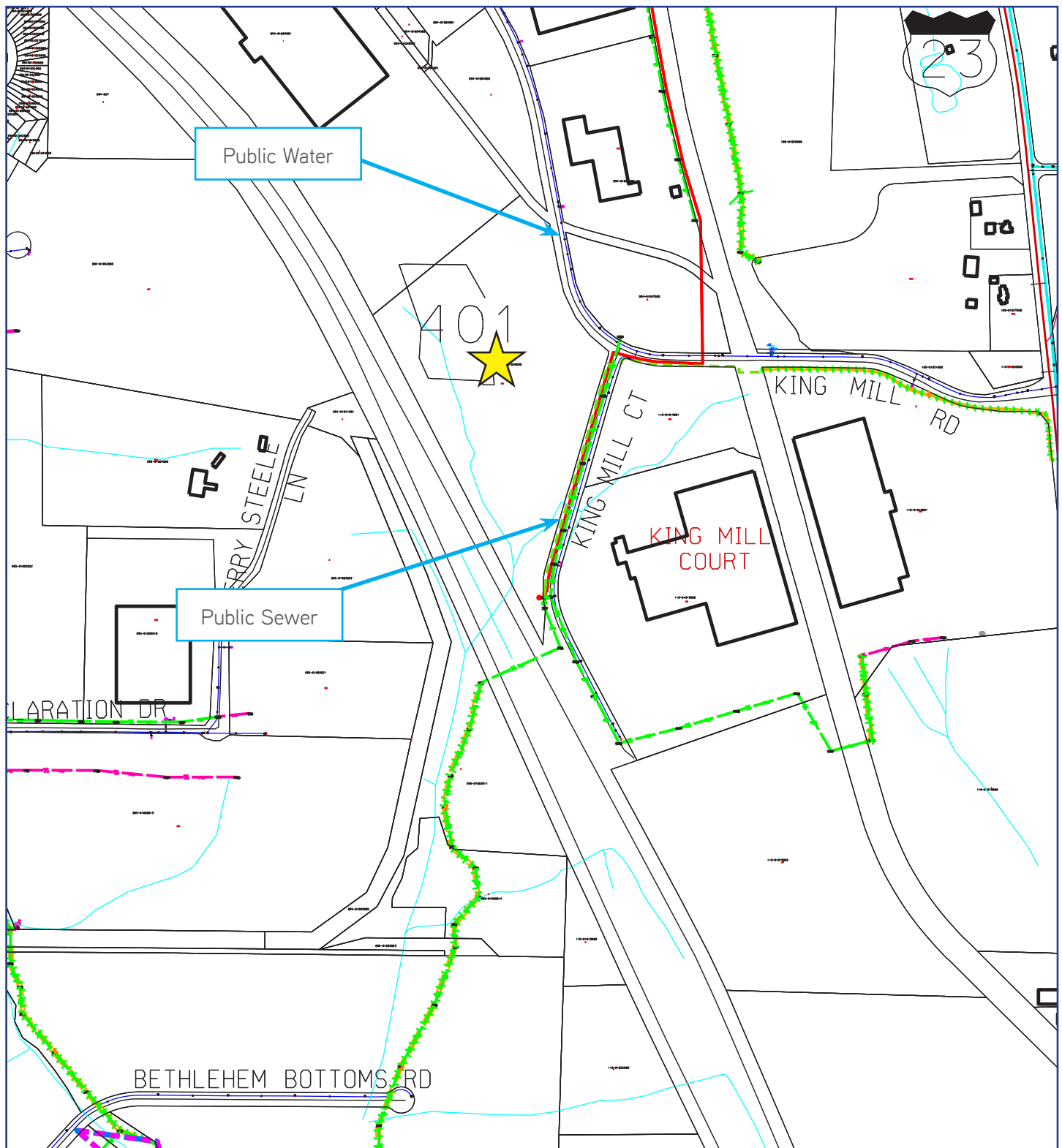
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## Midland > Proposed Interchange





## Midland > Proposed Interchange / Topography

