



**FOR LEASE OR SALE**

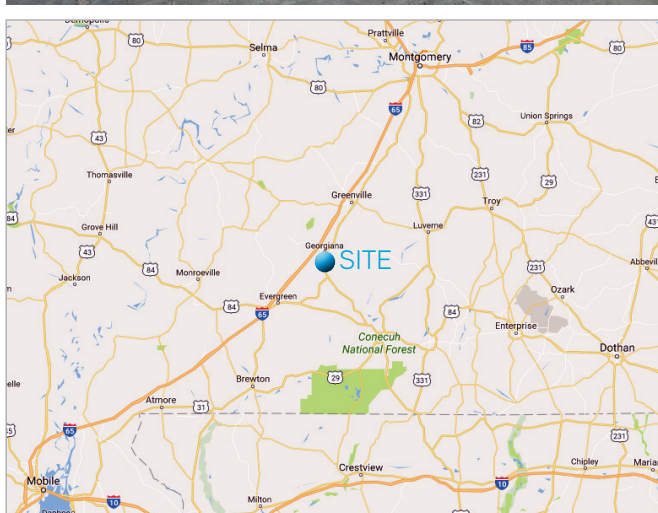
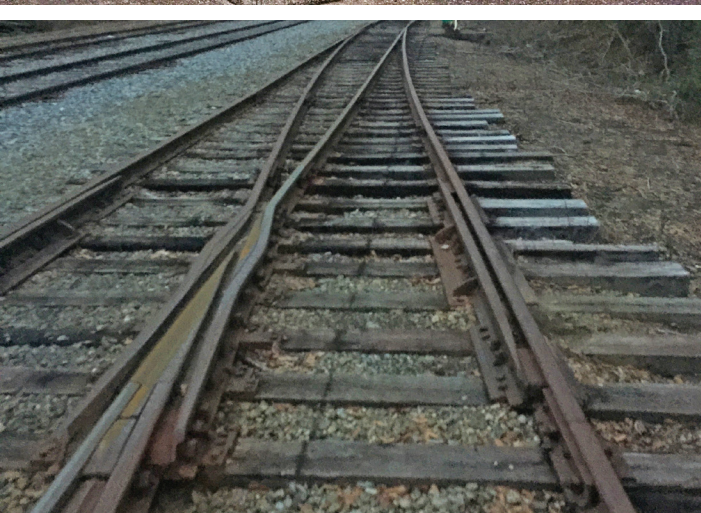
**GEORGIANA RAIL SERVED SITE  
±10.0 ACRES**

INTERNATIONAL DRIVE  
GEORGIANA, AL 36033



TRIPP ALEXANDER, CCIM  
+1 205 949 5989  
[tripp.alexander@colliers.com](mailto:tripp.alexander@colliers.com)





## Property Overview

The property is  $\pm 10.0$  acres of graded land with road access via Independence Drive. Three Notch Railroad (TNHR) spur on site. Located approximately 0.5 miles south of downtown Georgiana, Alabama, and approximately 1.5 miles from U.S. Highway 31.

Central location to the cities of Montgomery and Mobile, Alabama with easy access to major transportation arteries and CSX rail. Access to Interstate 65 approximately 2.5 miles via Highway 55.

Utilities available on site include electrical and water.

**For Sale: \$250,000**

**For Lease: \$3,000 per month**

This document/email has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and /or its licensor(s). © 2017. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

## GEORGIANA RAIL SERVED SITE

- $\pm 10.0$  acres graded site with Three Notch Railroad (TNHR) rail spur on site, switch in place
- Parcel ID: 10-17-08-27-4-002-027.000
- 50' office trailer on site
- Zoned M-2 General Industrial
- Rice Lake Survivor truck scale system in place
- Single and three phase power in place

Copyright © 2017 Colliers International.

Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

## Contact Us

**TRIPP ALEXANDER, CCIM**

+1 205 949 5989

[tripp.alexander@colliers.com](mailto:tripp.alexander@colliers.com)



**COLLIERS INTERNATIONAL**  
 880 Montclair Road, Suite 250  
 Birmingham, AL 35213  
 +1 205 445-0955  
[www.colliers.com/alabama](http://www.colliers.com/alabama)