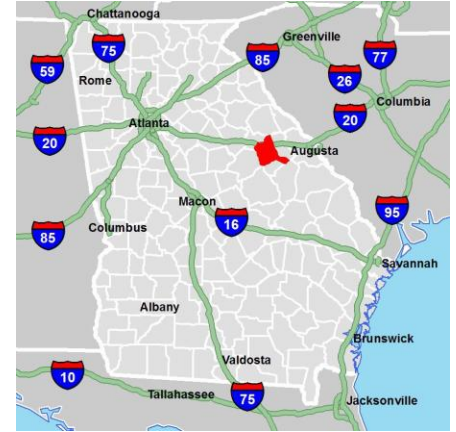


Warren County East Warrenton Industrial Park



O. B. McCorkle
Warren County Chamber of Commerce
706-465-9604
chamber@warrencountyga.com

GENERAL INFORMATION

Property

Available: 50.00 Acres
 Total: 100.00 Acres
 Largest Tract: 30.00 Acres
 Largest Rail Tract: 20 Acres
 Zoning: Light Industrial
 Fire Insurance Rating: Class 6

Location:

Atlanta: 104 mi.
 Macon: 71 mi.
 Athens: 58 mi.
 Augusta: 36 mi.

10-mile Workforce Stats

Population: 15,626
 Registered Applicants: 5,285
 Median HH Income: \$34,783
 County Avg. Weekly Wage: \$504

Technical Colleges

Augusta Technical College -
 Thomson-McDuffie: 11 mi.
 Sandersville Technical College -
 35 mi.

Incentive Zones

Enterprise Zone
 Less Developed Census Tract

Land Use

North: Light Industrial
 South: Agricultural
 East: Agricultural
 West: Industrial

Taxes

Inside City Limits? No
 Effective Property Tax: \$12.46
 per \$1,000 FMV
 Millage Rate: 31.15
 Freeport:
 Category 1: 100.00%
 Category 2: 100.00%
 Category 3: 100.00%
 Job Tax Credit: \$4000 per job.
 Investment Tax Credit: 5.00%

TRANSPORTATION

Highways:

I-520: 33 mi.
 I-20: 6 mi.
 US 278 BYP: 0 mi.
 US 278: 0 mi.
 GA-402: 0 mi.
 GA-12: 0 mi.

Direct Access: US 278 BYP

Intermodal Service:

Fairburn: 113 mi.
 Atlanta: 106 mi.

Port Access:

Savannah – Garden City, GA
 124 mi.
 Savannah – Ocean Term, GA
 126 mi.
 Charleston, SC - 163 mi.

Airports:

International

Hartsfield- Jackson Atlanta 120 mi.
 Greenville Spartanburg 106 mi.

Commercial

Augusta Regional 39 mi.

General Aviation

Thomson-McDuffie 11 mi.

Railroads:

Norfolk Southern

UTILITIES

Water:

Provider: City of Warrenton
 Line Size: 10' line
 Distance from site: on site
 Excess Capacity: 500,000 gpd.

Telecom:

Provider: AT & T

Sewer:

Provider: City of Warrenton
 Line Size: 6' line
 Distance from site: on site
 Excess Capacity: 100,000 gpd
 New plant with 750,000 gpd is
 scheduled to be complete 2012.

Electrical Service Area:

Georgia Power

Natural Gas:

Local Distributor: Atlanta Gas Light
 Line size: 8 in
 Distance from site: on site
 Supplier: User choice