

# GRAD CERTIFIED MILLER BUSINESS PARK



## GEORGIA READY FOR ACCELERATED DEVELOPMENT

### GENERAL

- > 210 acres available
  - 10 to 35 acre tracts; may be combined
- > Zoned: M-1, Office, Wholesale, Light Industrial
- > Regional Storm Water Detention Ponds
- > Landscape & Street Lighting Master Plan
- > City of Valdosta Fire & Rescue Service
- > Rail Service Provided by Norfolk Southern

### UTILITIES

- > Electric, gas, water, and sewer on site
- > Georgia Power Electrical Service
- > Atlanta Gas & Light Natural Gas Infrastructure
- > AT&T Telecommunications Service

### Highways

- > I-75 | 3.0 miles
- > US-84 | 1.5 mile
- > GA State Truck Route 7 | 1 mile

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