

Name of Industrial/Warehouse Bldg.:

395 Jerry Smith Dr.

Type of Bldg.:

Industrial

Location of Bldg.:

395 Jerry Smith Dr.
Watkinsville, GA 30677



Building Information

For Sale/Lease: No/Yes

Available Acreage: 0.9

Min Ceiling Height: 9'

Stories: 1

Min. Square Footage: 1,840

Floor: Concrete

Yr. Built: 2006

Truck Doors: 0

Railroad Doors: 0

Heat: Yes

Miles to Athens: 10

Inside City Limits: Yes

Total Acreage: 0.9

Max. Ceiling Height: 20'

Parking Places: 20

Max. Square Footage: 4,000

Expandable Lot: No

Last Major Renovation: None

Drive-in Doors: 0

Boilers: 0

Air Conditioning: Yes

Miles to Atlanta: 70

Total Square Footage: 5,840

Expandable Building: No

Sprinkler System: Yes

Dock High Truck Doors: 0

Bridge Cranes: 0

Freezer/Cooler Sq. Foot.: 0

Ownership: Private

Transportation Accessibility

<u>Mode</u>	<u>Transportation Network</u>	<u>Name</u>	<u>Proximity (mi.)</u>
Roadways:	Interstate Highway	I-20	25
	Interstate Highway	I-85	32
	Nearest Highway	SR 15	0.1
Airports:	Commercial Airport	Hartsfield-Jackson Int'l	79
	Regional Commercial Airport	Athens Ben Epps Airport	11
	Regional Commercial Airport	Winder Airport	20
Railroad:	Alternative: Intermodal Service	Atlanta, GA	70
		Savannah, GA	214
		Chattanooga, TN	180
		Port Traffic	
	Barge Traffic		

Utilities

<u>Type</u>	<u>Provider</u>	<u>Main Size (in.)</u>	<u>Capacity</u>
Water:	Oconee County Utility Dept.	6"	4.0 MGD
Sewer:	Septic	N/A	N/A

General Building Information

Zoning: Corridor Commercial (some industrial suitable)

Building Construction Material: Brick

Surrounding Land Uses:

Land Use to North: Commercial
Land Use to East: Industrial

Land Use to South: Commercial
Land Use to West: Commercial

Nearest Fire Station: Watkinsville

Dist. to Fire Station (miles): 2

ISO Rating: 5/9

Law Enforcement Provider: Oconee Co. Sheriff's Office

For more information, please contact

Rusty Haygood
Economic Development Director
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