



WHITE SPRINGS - HIGHWAY 41 INDUSTRIAL SITE

This 100-acre site is located off U.S. Highway 41 with close proximity to I-10 and I-75

Property Details:

- Ownership: HCDA (public)
- Coordinates: 30.391236, -82.825293
- City: White Springs; County: Hamilton
- Type of Space: Vacant Land
- Maximum Size: 90 acres
- Existing Zoning: Agricultural (A-4). Must be rezoned to Industrial, Light and Warehousing (ILW)



Overview:

- Previous Land Use: Site was previously used as a phosphorus mine
- The site is located approximately 120 feet from U.S. Highway 41 (2-lane highway).
- Nearest N-S Interstate: I-75; 9.3 road miles from site
- Nearest E-W Interstate: I-10; 14.2 road miles from site

Type	Available
Strategic Intermodal System (SIS)	I-75 (9.3 miles from site)
SIS Railroads	A Norfolk Southern Railway rail line is on site. In order to access the rail line, a spur would need to be constructed off the main line and curve onto the property from the northwest corner of the site.
Airports	<ul style="list-style-type: none"> • Jacksonville International Airport (JIA) • Valdosta Regional Airport • Gainesville Regional Airport
Seaports	JAXPORT
Non-SIS State Highways	US 41, US 129, SR 6, SR 25, SR 136, SR 143

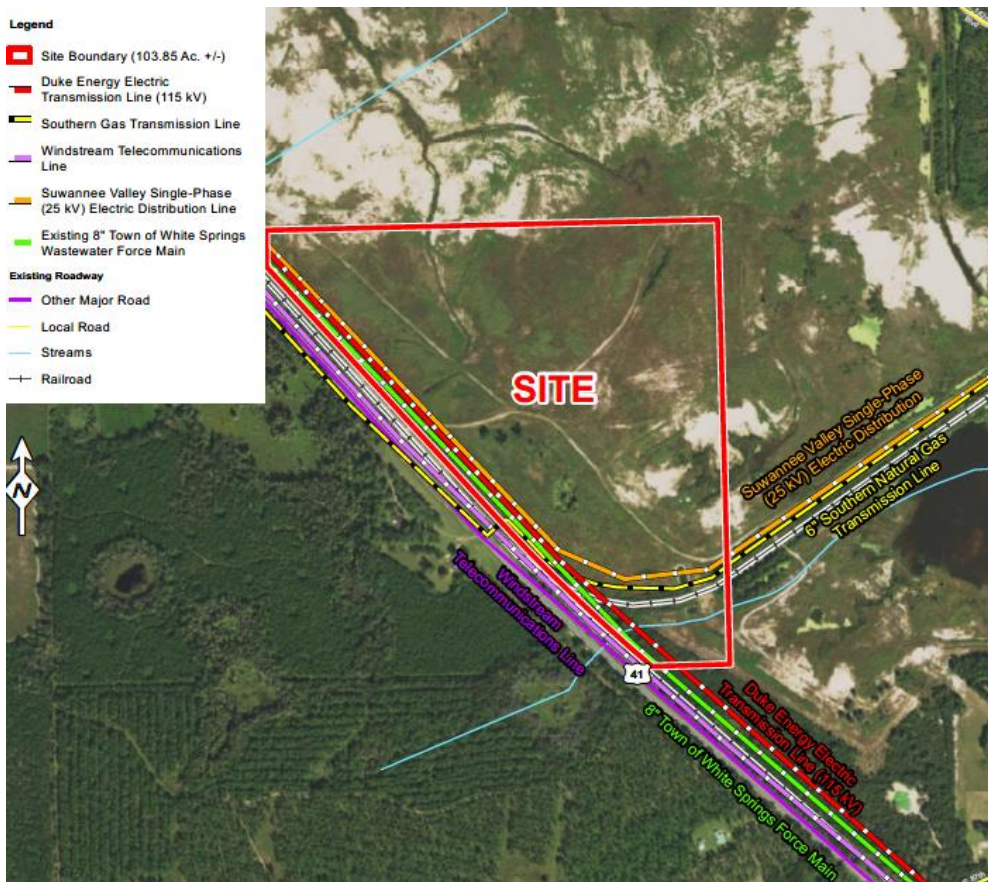
Possible Target Industries:

- Warehousing & Distribution, Manufacturing, Agriculture

SITE UTILITIES MAP:

Legend

- Site Boundary (103.85 Ac. +/-)
 - Duke Energy Electric Transmission Line (115 kV)
 - Southern Gas Transmission Line
 - Windstream Telecommunications Line
 - Suwannee Valley Single-Phase (25 kV) Electric Distribution Line
 - Existing 8" Town of White Springs Wastewater Force Main
- Existing Roadway**
- Other Major Road
 - Local Road
 - Streams
 - Railroad



TRANSPORTATION & ROADWAYS

Legend

- Site Boundary (103.85 Ac. +/-)
 - Drive Times**
 - 15 Minute Drive
 - 30 Minute Drive
 - 45 Minute Drive
- Existing Roadway**
- Freeway or Other Major Road
 - Other Major Road
 - Secondary Road
 - Local Connecting Road
 - Important Local Road
 - State Boundary

