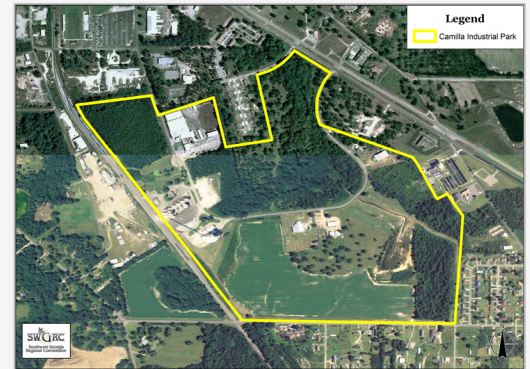


Camilla Industrial Park is an approximately 231 acre city-owned park located inside the city limits. Zoned industrial, the conceptual design of the park has been carefully developed to meet both practical and aesthetic objectives. The park layout allows for both large and small lots and features excellent rail and highway transportation.

Water is provided by the City of Camilla. The park is served by various size lines, with an excess capacity of 3.6 million gallons a day.

The park is served by OmniTRAX, Inc. one of North America's leading transportation services companies and the largest privately-held rail services company in North America. An affiliate of The Broe Companies, Inc., it offers a broad range of transportation services to clients in the industrial and transportation sectors



Site Characteristics

- Total area (acres)	231 +/-
- Size of usable, Contiguous Area	75 acres, 12.33, 14, and 19+/-acres
- Dimensions	As a whole, tract is irregular shaped
- Abnormal or difficult for construction? (y/n)	No
- Topography	Level to gently rolling
- Vegetation Cover	Grass & row crops
- Previous use (no hazardous waste, etc)	Farmland
- Fire Insurance Rating	Class 6
- Distance to Fire Station (miles)	2 miles
- Distance to Nearest Highway (miles)	Park has direct access to US Highway 19
- Nearest Highway and Exit Number	Interstate Highway 75 - 70 miles from Camilla, Interstate Hwy 10 is approx 60 miles from Camilla
- Highway type (2 or 4 lane etc)	4 Lane
- Restrictive Covenants (building height, construction type, etc.)	None
- Development Ready (specify upgrades)	Yes

Park Characteristics

- Major Tenants	Equity Group, Central States Grain, Harrell Pecan, Major Turbine
- Mix of Uses (industrial, office, flex, etc.)	Industrial, commercial
- Dominant Use (industrial, office, flex, etc.)	Mix

Acquisition Cost / Timing

- Cost per Acre (Listed Cost)	
- Currently Listed (y/n)	No
- Special Timing Considerations	Available now

Site Preparation Costs

- Clearing Cost (est)	Low
- Grading Cost (est)	Low
- Water Retention Cost (est)	

Environmental

- Presence of wetlands, floodplain?	
- Size and Location of Wetlands (if applicable)	
- Environmental Phase I Complete	
- Environmental Phase I Findings	
- Need for Phase II Study?	
- Stormwater drainage and Retention plan in place	Developed as needed
- Stormwater regulations (specify)	



MITCHELL COUNTY Development Authority

Mitchell County Development Authority
186 East Broad Street
Post Office Box 692
Camilla, GA 31730
www.mitchellcountyga.net

Paige Shiver, Executive Director
Mitchell County Development Authority
(229) 336-2061 Office
(229) 328-7457 Cell
(229) 336-2063 Fax

Zoning/Permitting	
- Current Zoning	Industrial
- Conforms with Intended Use (Lt Industrial Tech Training)?	
- If a zoning change is required, what is the process, timeframe	Public Hearings: Planning Commission, City Council. 45 days
- Required set-backs?	Front & Rear 50', Sides 30'
- Codes, Covenants and Restrictions (CCR) for this park/site?	None
- Height restrictions	None
- Is this site in a flight path?	No

Electric	
- Primary Electric Provider	City of Camilla
- Existing service provided to site (Y/N)	Yes
- Electrical Load Capacity	26 MW
- Excess Existing Available Capacity	
- Distance to electric line	On site
- Distance to electric substation	
- Existing redundant power supply available ~ how provided	Fed by 2 separate sub-stations

Gas	
- Primary Gas Provider	City of Camilla
- Existing service provided to site (Y/N)	Yes
- Distance to Gas Line	On site
- Line Size & Pressure	3" & 4" line with 40 psi

Water	
- Primary Water Company Provider	City of Camilla
- Existing service provided to site (Y/N)	Yes
- Distance to water line	On site
- Water line size (inches)	8"
- Water Capacity (GPD)	2.4 million gal. storage and 5 million permitted
- Excess Available Existing Capacity	3.6 million gallons a day
- Storm Drainage Type	

Wastewater	
- Wastewater Company	Camilla Water Pollution Control Facility
- Existing service provided to site (Y/N)	Yes
- Distance to waste water line	On Site
- WW line size	8"
- Capacity (GPD)	1.5 million gpd with 650,000 gpd reserve capacity

Previous Interest	
- Previous Site Selection candidate (y/n)	Yes
- Interested Company (or type of company)	Distribution warehouse
- Project Description	Distribution
- Project Timing and Investment	
- Reason Site was not Selected?	Preferred location on Interstate Hwy.

Notes

The Camilla Industrial Park has existing infrastructure, provides high-speed internet, and video tele-conferencing.



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