

RAIL MADE

EASY

OmniTRAX Rail-Ready Sites

WASHINGTON, GEORGIA • WILKES COUNTY

395 Harris Road



Site Specifications

Site Type	Greenfield
Rail Access	Adjacent
Acres	50
Building Size	n/a
Ceiling Height	n/a
Zoning	Industrial
Publicly Owned?	Yes
Utilities	All Utilities Available
Development Incentives	Georgia Tier 2 Tax Credit Georgia Quick Start Program



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Area Highlights

GOOD.
AT WOOD.

Industries utilizing wood and forest products to produce value added finished goods, along with small-to-medium scale advance process manufacturers, thrive in Washington-Wilkes County.

Berry Plastics
Wood Specialty Co.
Burt Lumber Co.
Anthony Forest Products
Rekord Tent LLC

Plastics Materials Manufacturing
Pallets & Skids Manufacturing
Lumber
Hardwood & Plywood Manufacturing
Tent Manufacturing



A Well-Connected Transportation Hub

Easy access to the nation's 2nd largest inland port, enhancing shippers' intermodal options for reliability and low cost.

- Access to more rail miles than any other state in the Southeast
- Service by both the CSX and NS as well as 24 short lines
- Superior rail accessibility for intermodal, bulk, automotive and every type of shipment (ranked #1 for Logistics & Infrastructure by *Area Development*, 2020)

LOCATION

The Epicenter of Business
is the Southeast

TRANSPORTATION ACCESS and CONNECTIVITY



Rail

CSX and
Georgia Woodlands
Railroads



Highway

Major Roadways



Port

Port of Savannah
Port of Brunswick



Airport

Atlanta International
Augusta Regional
Washington-Wilkes
County

Blue collar workforce, white collar amenities. Washington-Wilkes County is a great place where people want to live and work with a great quality of life!

32,204

people in area
labor force

4.2%

area
unemployment
rate

\$39,472

per capita
income

**Diversified
industry mix**

WILKES COUNTY Area Statistics

INCENTIVES

Georgia Tier 2 Job Tax Credit - Provides for a statewide job tax credit for any business or headquarters of any such business engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries, but does not include retail businesses. If other requirements are met, job tax credits are available to businesses of any nature, including retail businesses, in counties recognized and designated as the 40 least developed counties.

Georgia Quick Start Program - With a location in the City of Washington, a manufacturer can take advantage of the Wilkes County Inventory Tax Exemption (Freeport) incentive. This incentive is available to those companies that request the exemption for up to 100 percent of raw material, work-in-process and finished goods inventory can all be exempted in these counties.



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WASHINGTON, GEORGIA • WILKES COUNTY

371 Harris Road



Site Specifications

Site Type	Existing Facility
Rail Access	Served
Acres	19
Building Size	136,000 SF
Ceiling Height	28-36'
Zoning	Industrial
Publicly Owned?	No
Utilities	All Utilities Available
Development Incentives	Georgia Tier 2 Tax Credit Georgia Quick Start Program

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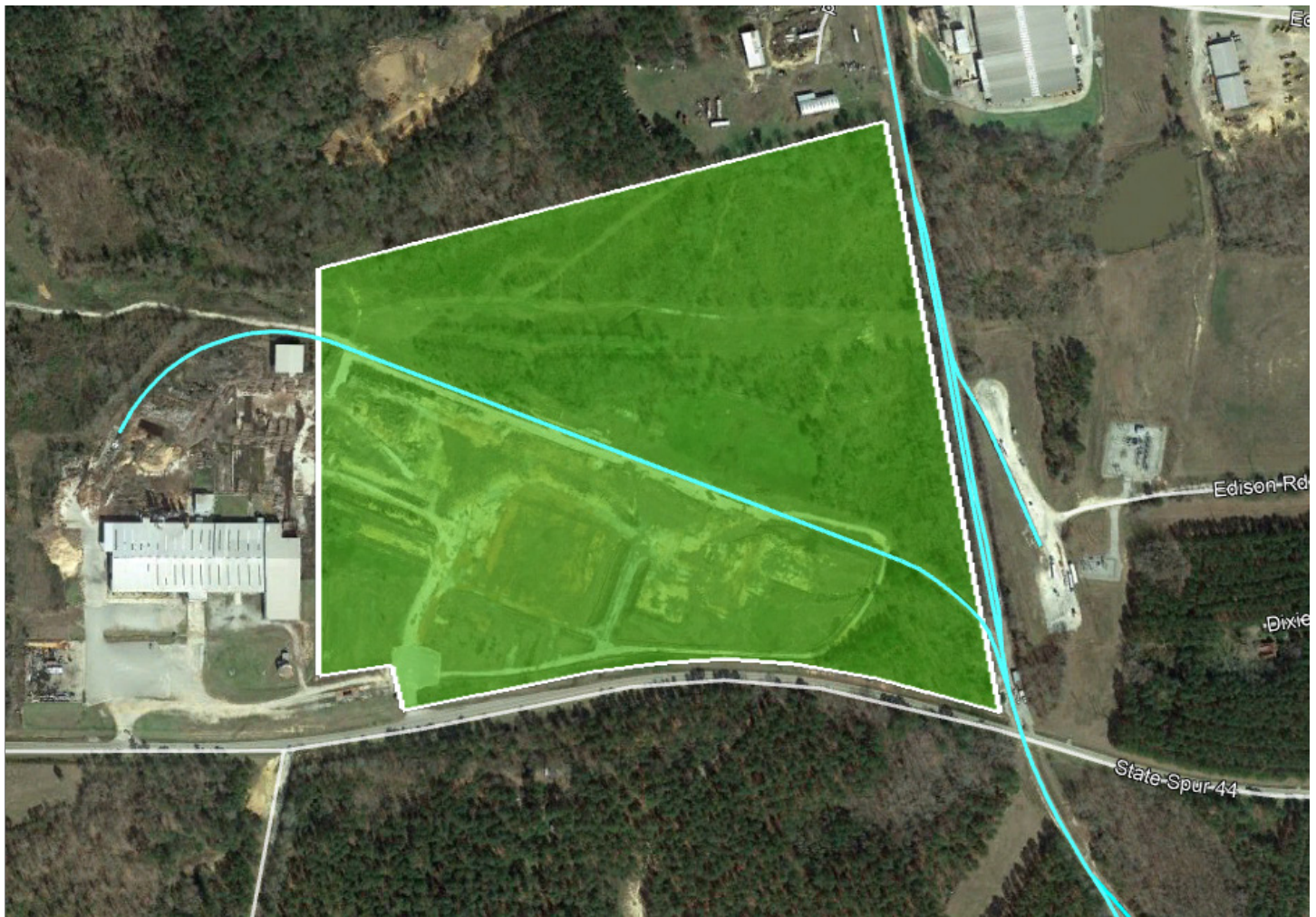
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WASHINGTON, GEORGIA • WILKES COUNTY

315 Harris Road



Site Specifications

Site Type	Greenfield
Rail Access	Served
Acres	59
Building Size	n/a
Ceiling Height	n/a
Zoning	Industrial
Publicly Owned?	Yes
Utilities	All Utilities Available
Development Incentives	Georgia Tier 2 Tax Credit Georgia Quick Start Program



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