

# SITE DETAIL REPORT

## South Cook Industrial District

2 Miles South of Adel; South Cook Industrial Parkway  
Adel, GA 31620  
Cook County



**Acreage** 3,000 (total acres)  
**Avail Acres** 2,750  
**Largest Tract** 1,000  
**Smallest Tract** 5  
**Covenants** Yes  
**Ownership** Public

**Rail** Yes  
**Rail Provider** Norfolk Southern  
**Rail Siding** No  
**Fire Rating** 7  
**Police Protection** City  
**Fire Protection** City

<b>Current Zoning</b>	Heavy Industrial	<b>Ph 1 Environ</b>	Yes	<b>Date</b>	Jan 31, 2005
<b>Proposed Zoning</b>	Heavy Industrial	<b>Ph 1 Cult &amp; End Spec</b>	Yes	<b>Date</b>	Jan 31, 2005
<b>Land Use North</b>	Agricultural/Heavy Industrial	<b>Wetland Del</b>	Yes	<b>Date</b>	Jan 31, 2005
<b>Land Use South</b>	Agricultural	<b>Ph 1 Soils</b>	Yes	<b>Date</b>	Jan 31, 2005
<b>Land Use East</b>	Agricultural	<b>Zone Advantages</b>	None		
<b>Land Use West</b>	I-75	<b>Dev Stage</b>	Industrial Park		

Utilities	Provider	Capacity / Size	Proximity (miles)
<b>Electricity</b>	MEAG Power		
<b>Sewer</b>	City of Adel	Force	0
<b>Water</b>	City of Adel	12"	0
<b>Gas</b>	City of Adel		
<b>Telecom</b>	T1 high speed, wireless high speed		

Transportation Type	Name	Distance (mi)	Desc
Rail	Norfolk Southern	0	Onsite
Interstate	Interstate 75	0	Exit 32 & 37
Airport	Cook County Airport	5	5,000 ft. runway
Interstate	I-10	44	

**Terms** For Sale  
**Sale** \$15,000/acre  
**Lease**

**Notes:** Largest Rail Tract: 250 acres.  
Phase I is 350 acres of the industrial park owned by the Adel Industrial Authority and annexed into the city of Adel as heavy industrial zoning with a fire rating class 3.

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