

For Sale

486+ acres in Metter, GA

Canoochee River Industrial Park

Metter, GA

Property Information

The Canoochee River Industrial Park boasts more than 470 acres along Interstate 16 in Metter, Georgia. The park is slated for development of 5 buildings, ranging in size from approximately 80,000 SF to 712,000 SF in size. The property is located with proximity to the port of Savannah and the greater Atlanta market, making this site ideal for new or expanding industrial, manufacturing or logistic companies.

Property Highlights

- 486.55 acre industrial park
 - Including 5.0 and 6.95 acre parcels located between the site and airport
- Frontage along I-16
- Adjacent to Metter Municipal Airport, which has 2 runways with a runway length of 5,001 feet and width of 75 feet
- Located in a strong regional manufacturing area
- Only 60 miles to Georgia Ports Authority's Port of Savannah

Property Details

Land Size:

486.55 total acres
(Upland: ±272.64 acres; Wetland: ±7.85 acres)

County:

Candler

Zoning:

Industrial Manufacturing

Traffic Counts:

I-16:

25,400 VPD

Highway 23:

4,650 VPD



Rex Benton

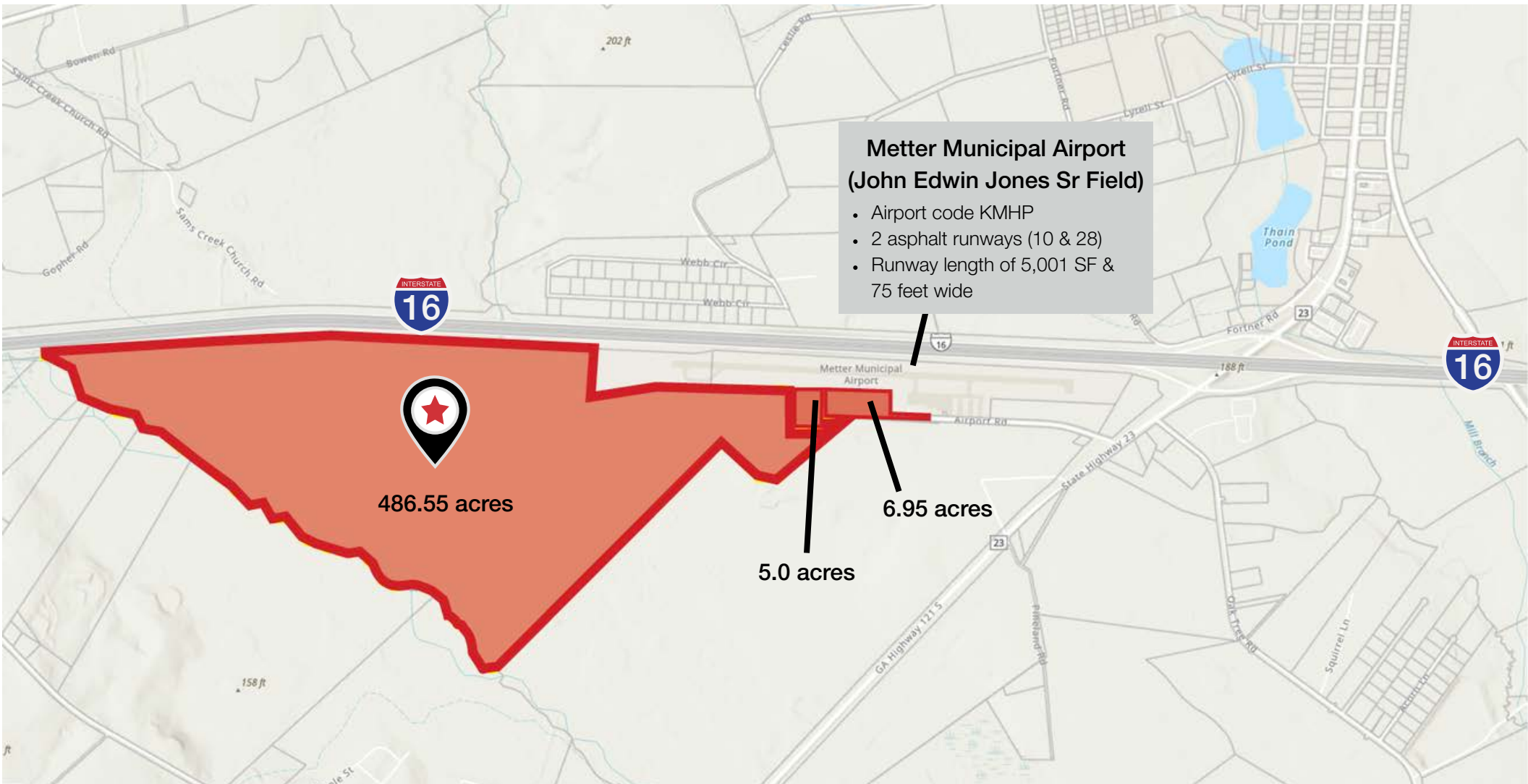
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Parcel Map



📍 1650 E Victory Dr, Suite D, Savannah, GA 31404

☎ +1 912 358 5600

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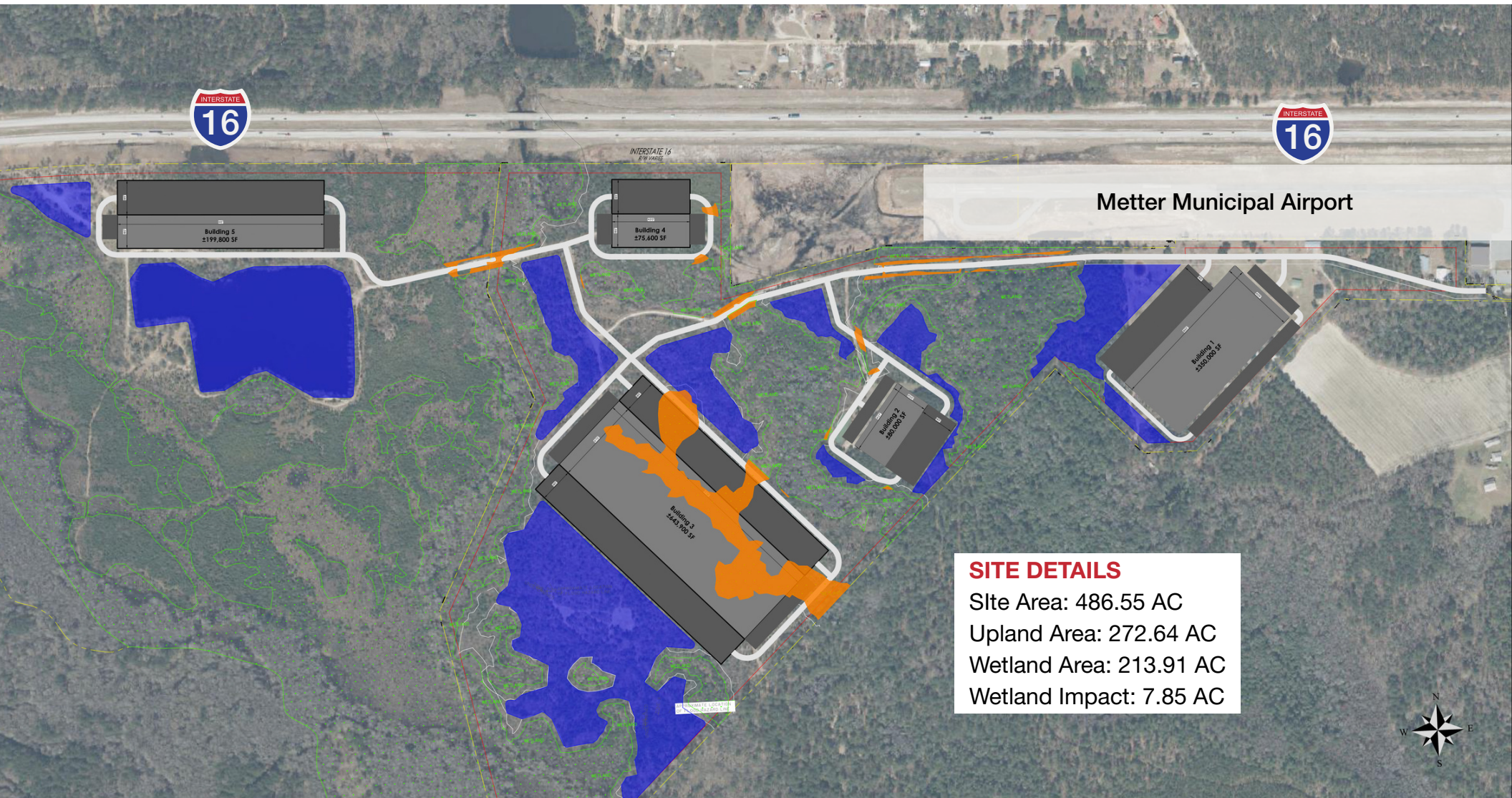
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Site Plan



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Conceptual Plan

BUILDING	AREA
1	± 294,500 FT ²
2	± 98,700 FT ²
3	± 712,400 FT ²
4	± 105,840 FT ²
5	± 199,800 FT ²
6	± 80,850 FT ²
TOTAL	± 1,492,090 FT²



Incentive Programs

- 100% Freeport Exemption
- Tier 2 Job Tax Credit

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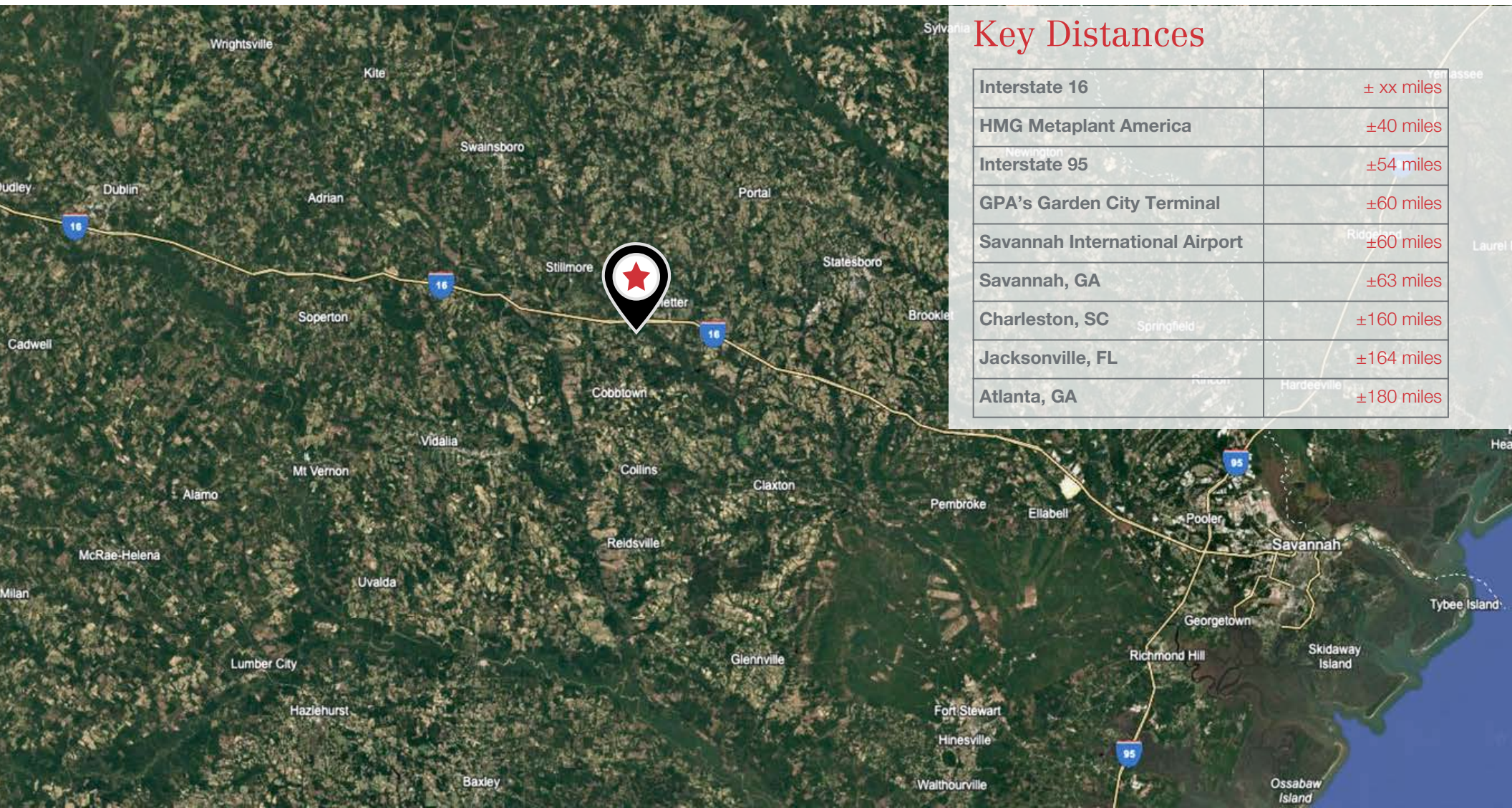
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Location Overview



Key Distances

Interstate 16	± xx miles
HMG Metaplant America	±40 miles
Interstate 95	±54 miles
GPA's Garden City Terminal	±60 miles
Savannah International Airport	±60 miles
Savannah, GA	±63 miles
Charleston, SC	±160 miles
Jacksonville, FL	±164 miles
Atlanta, GA	±180 miles

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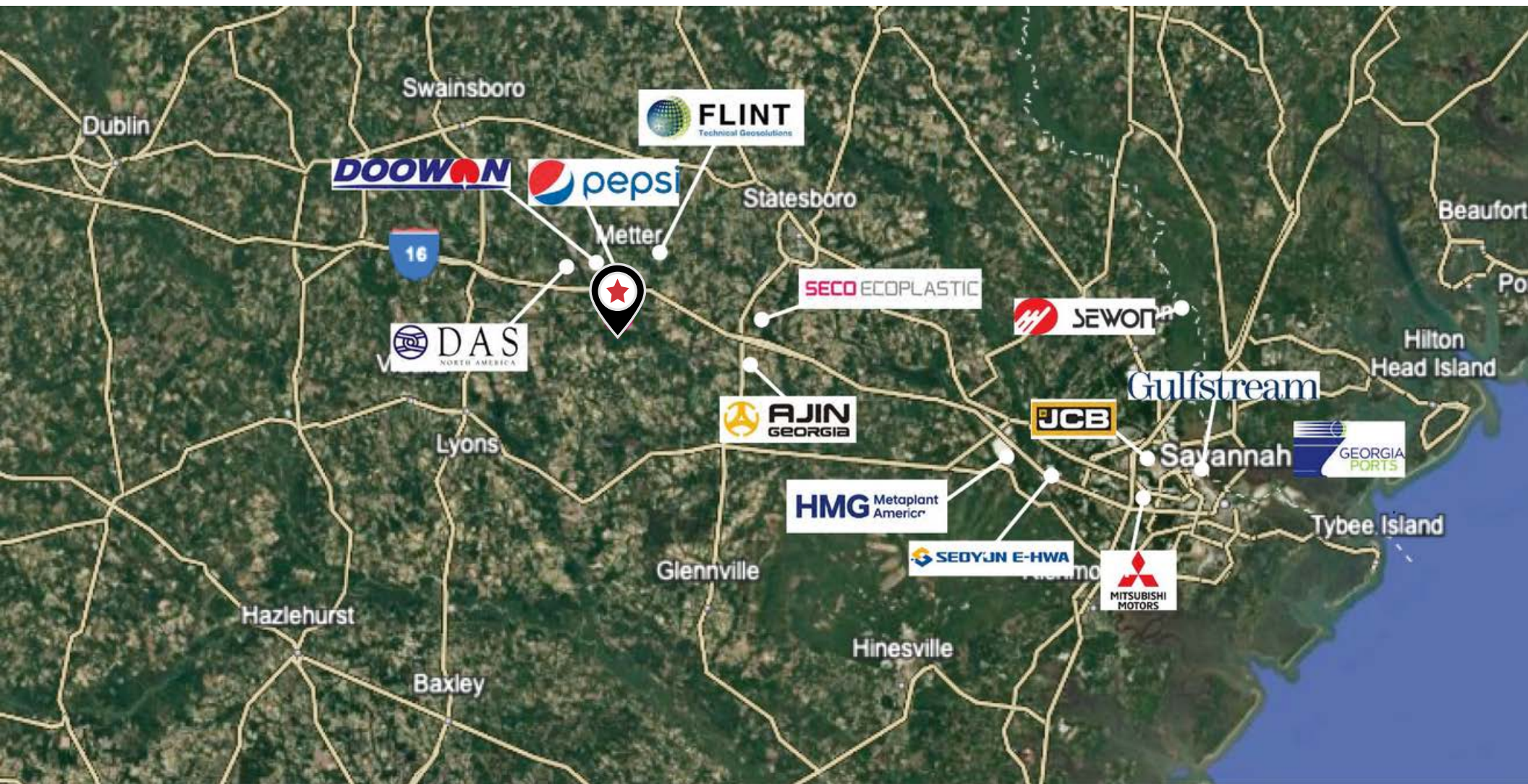
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Regional Manufacturing Facilities



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Demographics

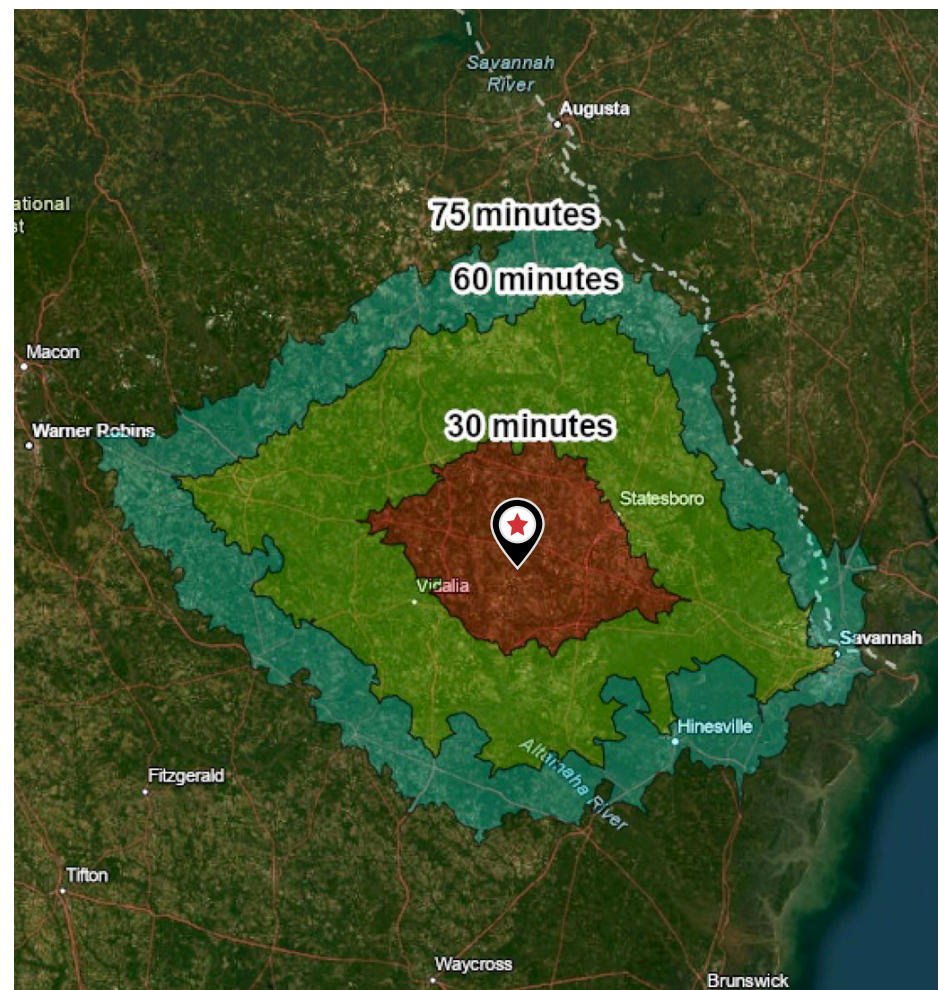
Population	30 minutes	60 minutes	75 minutes
Total Population	93,275	457,989	840,673
Median Age	35	37	37

Households & Income	30 minutes	60 minutes	75 minutes
Total Households	34,144	164,435	308,092
Median HH Income	\$55,278	\$65,393	\$66,885

Labor Market

Candler County offers a strategic advantage for businesses, particularly in manufacturing, through access to a robust and diverse labor pool. The region's proximity to major metropolitan areas, such as Savannah and Atlanta, expands its reach to a skilled and specialized workforce.

With more than roughly 593,000 workers available within a 75-mile radius, employers can tap into a large and varied labor market. This includes experienced military veterans and a continuous stream of graduates from nearby universities and technical colleges, ensuring a reliable pipeline of new talent. Additionally, the area benefits from targeted educational and vocational training programs that support workforce development in key industries, helping employers find qualified candidates equipped with practical, job-ready skills.



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