

BUFFALO CREEK TECH PARK

CARROLLTON, GA

GREENFIELD SITES AND
BUILD TO SUIT OPTIONS

LOCATION

- West Atlanta, 12 miles (19.3 km) from I-20 at Exit 11 (via US 27)
- Airports
 - Commercial: Hartsfield-Jackson Int'l, 46 miles (74 km)
 - Local: West Georgia Regional, 9.7 miles (15.6 km)
- Rail – Intermodal
 - Austell, GA, 38 miles (61 km)
 - Fairburn, GA, 40 miles (64 km)
- Honda Manufacturing of Alabama (OEM), 71 miles (114 km)
- KIA Motors Manufacturing Georgia (OEM), 53 miles (85 km)
- Mercedes Vance Assembly Plant (OEM), 144 miles (231 km)
- BMW Manufacturing Company (OEM), 206 miles (331 km)
- Volkswagen Chattanooga (OEM), 131 miles (210 km)

TALENT PIPELINE - within 3 miles (3.8 km)

- University of West Georgia
 - 13,500 students
- West Georgia Technical College
 - 6,500 students
- College and Career Academy
 - 550 students

AMENITIES

- Carrollton Greenbelt, multimodal path
- Local retail and restaurants nearby
- Hospital and urgent care facilities
- Sunset Hills and Oak Mountain golf clubs



REGIONAL LABORFORCE

- 789,000



Carroll Tomorrow

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SITE

- Owned by development authority
- 4 - 40 acre sites available
- Total Park is 180 acres
- Roadways in place
- Graded
- Due diligence studies completed
 - Phase I ESA
 - Geotech Report
- Entitled for the following uses:
 - Manufacturing of:
 - Communications equipment
 - Drugs and pharmaceuticals distribution
 - Electronic components
 - Industrial controls
 - Metalworking machinery
 - Office machines
 - Plastic, composite products
 - Research and development
 - Special industry machinery
 - Transportation equipment
 - Fintech and administrative operations
 - Motion picture, television and other multi-media production
 - Research and Development and pilot plants and production facilities
 - Corporate offices or headquarters
 - Design and engineering
 - Management and professional services
 - Commercial testing laboratories
- Speed to Market:
 - Ready for rapid development
 - Estimated 10 months until building occupation

UTILITIES

- Water – 10" main, 110 psi static/55 psi residual
- Sewer – 8" main, 1mgd excess capacity
- Nat. Gas – 4" MHP main, Atlanta Gas Light
- Power provider – Dual Substation, Carroll EMC and Georgia Power
- Telecom – Broadband service providers are AT&T, Charter and SyncGlobal
- Fire Rating – ISO Class I, 1,377 gpm at 20 psi

TOP EMPLOYERS



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