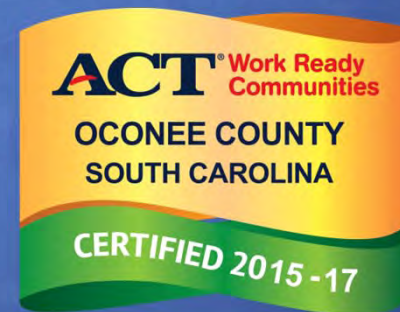


# Oconee Industry & Technology Park

Westminster, South Carolina

*Available for development & sale*



# Oconee Industry & Technology Park

An certified manufacturing park located in Upstate South Carolina off I-85



303 buildable acres within  
a SC certified park



Located on SC  
Highway 11



Positioned strategically  
between Atlanta, GA &  
Charlotte, NC



1 hour from  
Greenville, SC



## Site Characteristics

- 400 acre park with 303 buildable acres
- South Carolina “*Certified Industrial Park*” by the SC Department of Commerce
- 1.1 M cubic yards of grading complete, yielding a new workforce development campus and flat 40 acres

## Location

- 2 miles to US 123/76 (divided 4-lane US Highway)
- 15 miles to Interstate 85 with easy access via exit 1
- 123 miles to Atlanta, GA
- 147 miles to Charlotte, NC

## Incentives

- Fee-in-lieu of tax (FILOT) / Property tax abatements
- Job Tax Credits & Job Development Credits
- Worker training assistance
- Foreign Trade Zone (FTZ) and Multi-County Industrial Park eligible

## Due Diligence

- Phase 1 ESA (Complete, Clean)
- Wetlands Delineation (Complete, Approved Jurisdictional Determination)
- Endangered & Threatened Species Study (Complete, No issues found)
- Archeological Investigation (Complete, No issues found)
- Geotechnical Study Complete
  - Bearing Pressure: 4,000 PSF
  - Greater Bearing pressure Achievable with Engineered Solution



## Power

- Served by Blue Ridge Electric Co-op
- Dedicated 28 MVA substation on-site and operational
- Power within Park is underground already

## Water

- Served by City of Walhalla
- 1.0+ MGD water capacity

## Sewer

- Served by City of Walhalla
- 2.5+ MGD available capacity

## Fiber

- Dedicated bandwidth from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network

## Natural Gas

- Served by Fort Hill Natural Gas Authority
- 4 inch high pressure main, 350 psi



# Master Plan of Park



- Industrial (Existing)
- Industrial (Proposed)
- Institutional

***SITE 2***  
*49 acres, can fit up to*  
*400,000-sf building on site*

PROPOSED BUILDING  
 120,000 SF (PER BLDG.)  
 (600' X 200')

PROPOSED BUILDING  
 150,000 SF  
 (600' X 250')

PROPOSED BUILDING  
 75,000 SF  
 (375' X 200')

PROPOSED BUILDING  
 160,000 SF  
 (425' X 375')

PROPOSED BUILDING  
 400,000 SF  
 (1000' X 400')

PROPOSED BUILDING  
 50,000 SF  
 (180' X 280')

EXISTING  
 50,000 SF PAD

PROPOSED  
 SOLAR FARM

EXISTING FACILITY  
 80,000 SF

***SOLD***  
*Home of a*  
*BMW Supplier*

SDOC CATE CENTER  
 ADULT ED  
 TRI COUNTY TECH



**OCONEE INDUSTRY & TECHNOLOGY PARK**  
 OCONEE COUNTY, SOUTH CAROLINA  
 PREPARED FOR:  
 OCONEE ECONOMIC ALLIANCE

JULY 2016



**THOMAS & HUTTON**  
 304 NORTH CHURCH STREET  
 GREENVILLE, SC 29601 • 864.416.0333  
 WWW.THOMASANDHUTTON.COM

This Master Plan is prepared for the development of the master plan for the Oconee Industry & Technology Park. It is not intended to be used for any other purpose. The information contained herein is for informational purposes only and does not constitute a contract. The information contained herein is subject to change without notice. © 2016 Thomas & Hutton. All rights reserved. No part of this publication may be reproduced without the prior written permission of Thomas & Hutton.



# Oconee County Workforce Development Campus

*Opening August 2018*



Tri-County  
Technical College  
Satellite Campus

School District of  
Oconee County  
Adult Education

School District of  
Oconee County  
Career &  
Technology  
Education Center

SDOC  
ADULT



# Phase 1- Complete



300,000 SF Graded Pad  
45.20 Acres

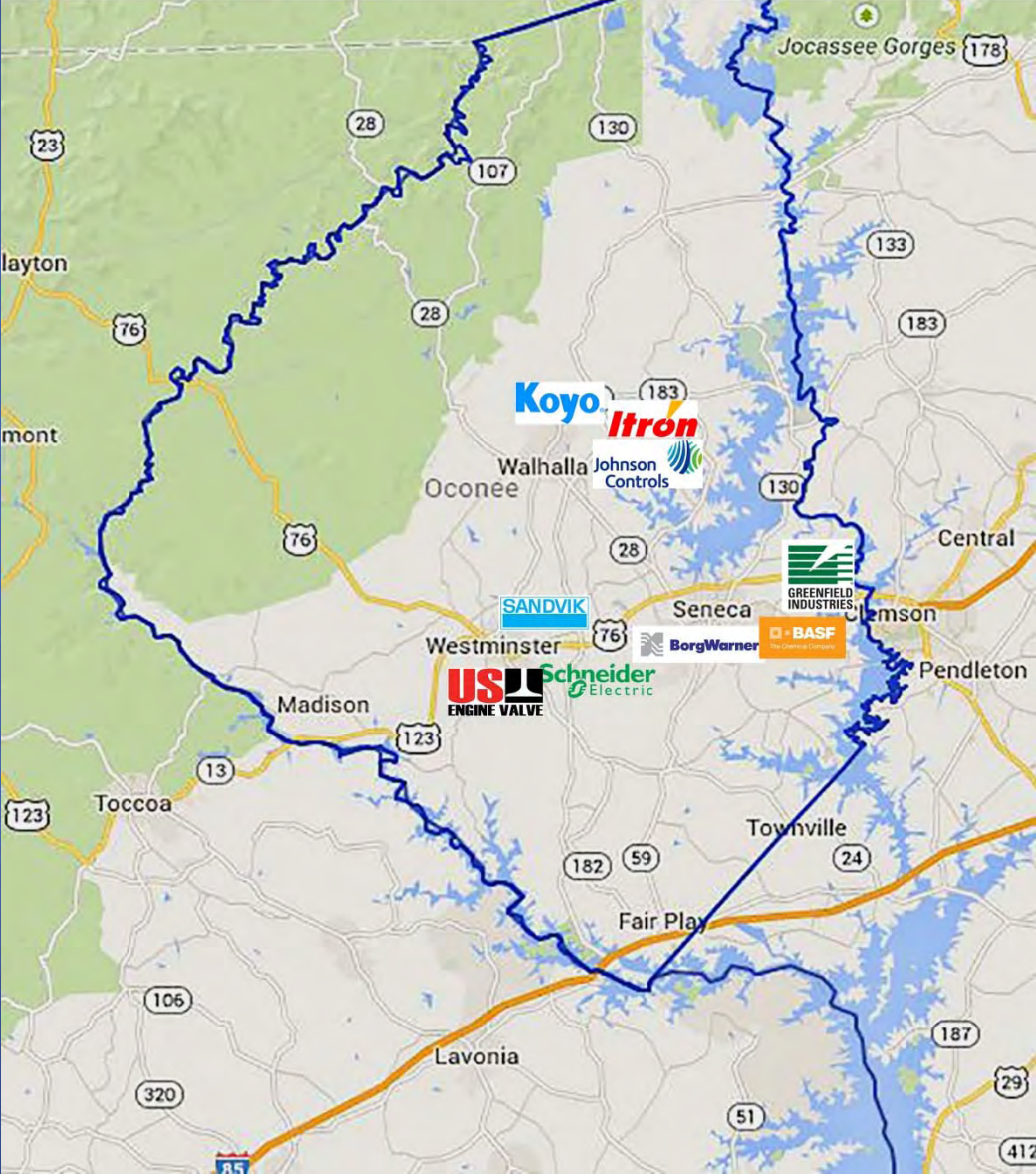
50,000 SF Graded Pad  
23.30 Acre Site



- A building PAD is ready.
- Zoning in Place.
- Infrastructure Plans are set.
- Construction Costs and timetables have been estimated.

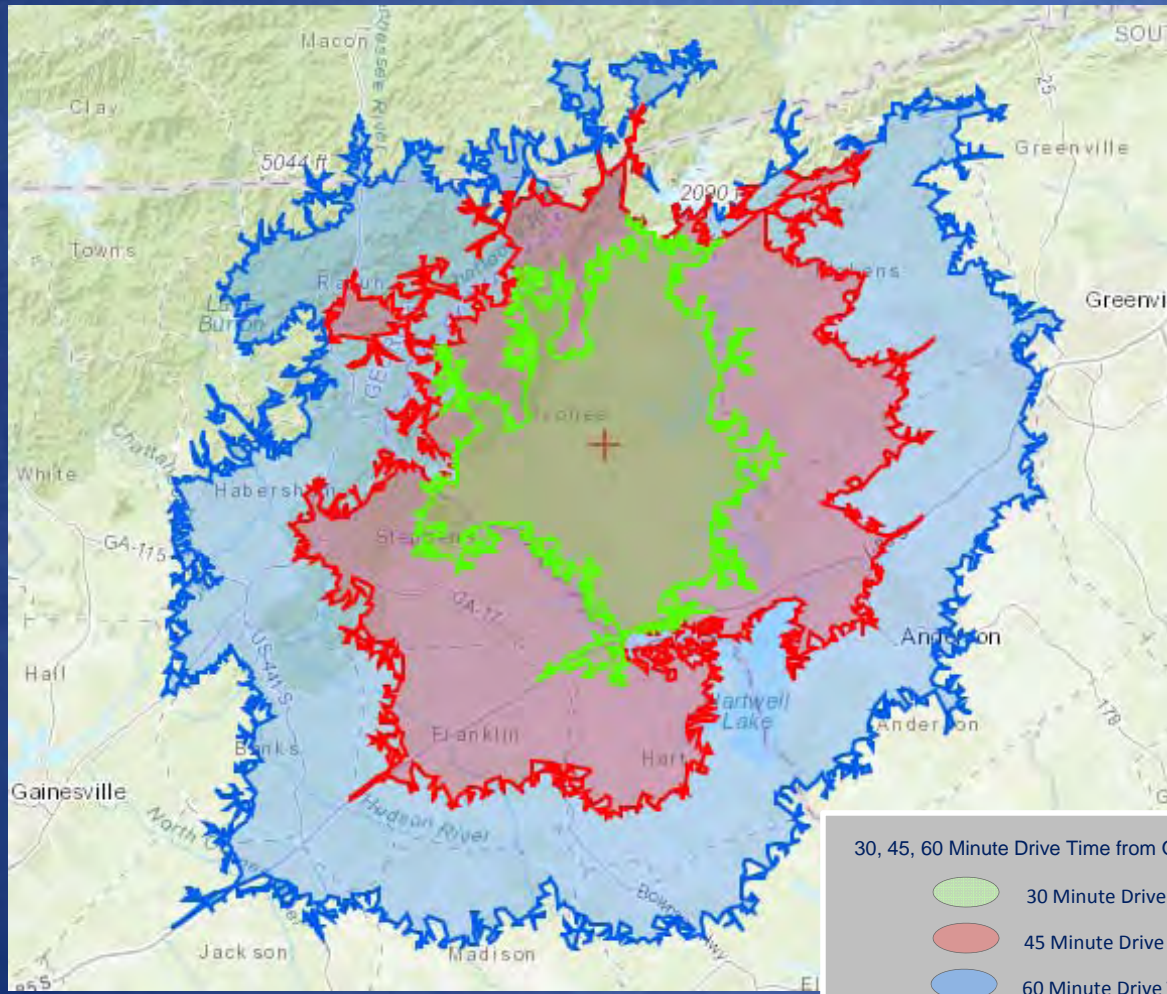


# Top Industries in Oconee County, SC





# 30, 45 & 60 Minute Drive Time Report



## Population Summary:

30 minute – 110,771

45 minute – 295,650

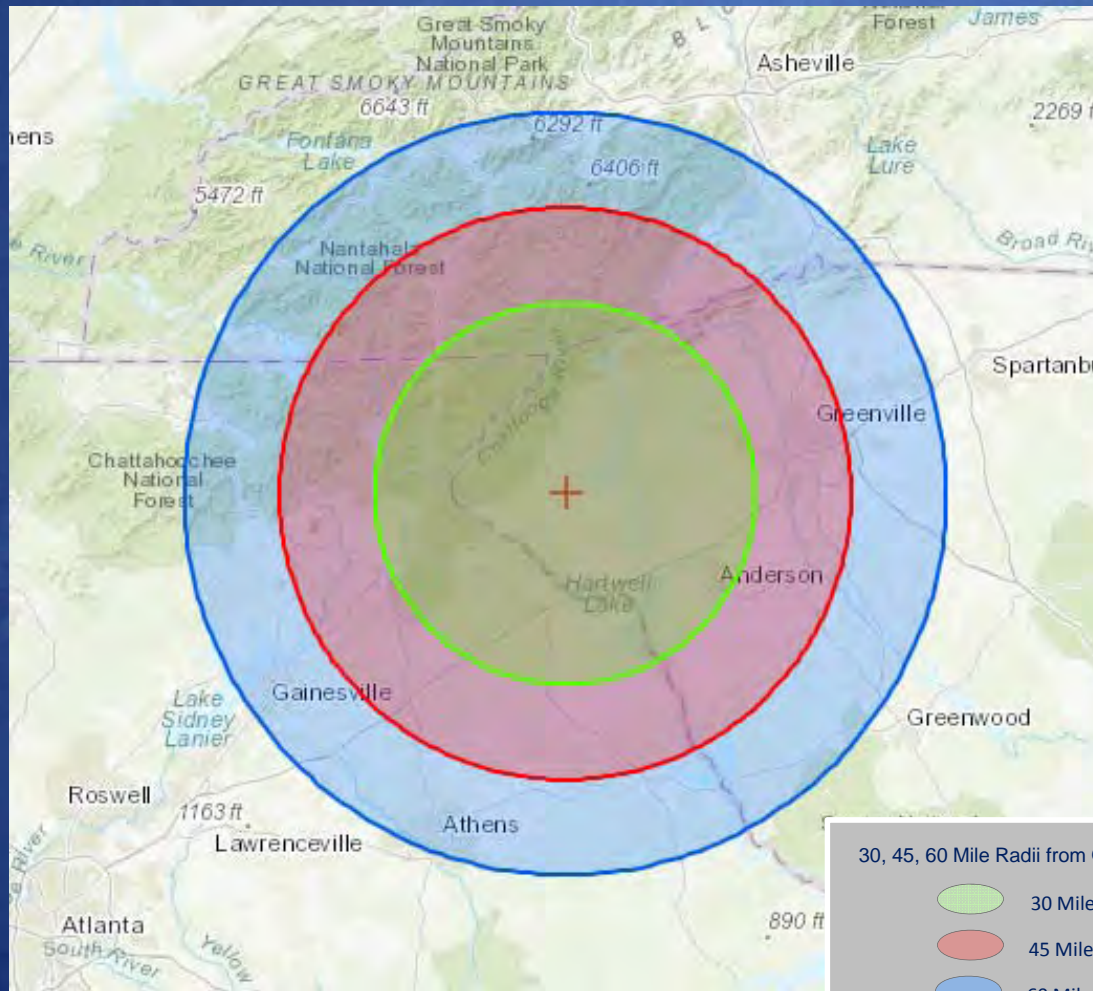
60 minute – 620,275

30, 45, 60 Minute Drive Time from Oconee Industry & Technology Park in Oconee County, South Carolina

- 30 Minute Drive Time
- 45 Minute Drive Time
- 60 Minute Drive Time



# 30, 45 & 60 Radii Report



## Population Summary:

30 miles- 429,838

45 miles- 1,074,372

60 miles- 2,106,758

30, 45, 60 Mile Radii from Oconee Industry & Technology Park in Oconee County, South Carolina

-  30 Mile Radius
-  45 Mile Radius
-  60 Mile Radius



# Distance to Automotive OEM's

