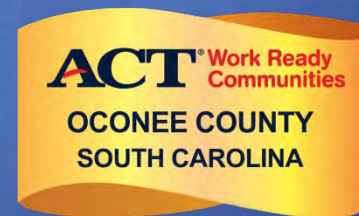


Seneca Rail Park

Seneca, South Carolina

Available for Development and/or Sale

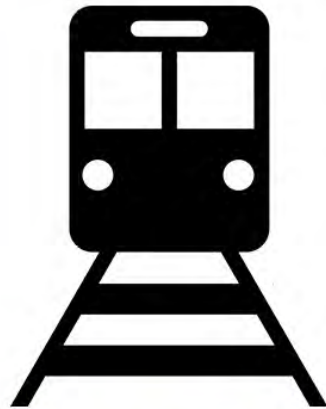


Seneca Rail Park

A rail served manufacturing and logistics park located within
Upstate South Carolina



82 buildable acres



**Rail served by
Norfolk Southern**



**Positioned strategically
between Atlanta, GA &
Charlotte, NC**



**One hour from
Greenville, SC**

Site Characteristics

- 111 acres; 82 Buildable Acres
- South Carolina “*Certified Industrial Park*” by SC dept. of Commerce
- New Market Tax Credit eligible census tract
- Rail Served by Norfolk Southern

Location

- 2.4 miles to US 123/76 (divided 4-lane highway)
- 16 miles to I-85 with easy access to either exits 19 or exits 2 and 4 via Hwy 59
- 127 miles to Atlanta, GA
- 138 miles to Charlotte, NC

Incentives

- Fee-in-lieu of tax (FILOT) eligible / Property Tax abatements
- Job Tax Credits & Job Development Credits
- Worker training assistance programs
- Foreign Trade Zone (FTZ) and Multi-County Industrial Park (MCIP) 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 future substation for site under construction

Water

- Served by Seneca Light and Water
- 1.0+ MGD water capacity

Sewer

- Served by Seneca Light and Water
- 2.5+ MGD available capacity

Fiber

- Dedicated bandwidth from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network
- First site in the Upstate to be “Certified Fiber-Ready” by AT&T

Natural Gas

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

Proposed Master Plan for Park



SENECA RAIL PARK
OCONEE COUNTY, SOUTH CAROLINA

PREPARED FOR:
OCONEE ECONOMIC ALLIANCE

Oconee Economic Alliance
SOUTH CAROLINA

MAY 2016

SCALE 1" = 100'
1" = 100' 0" 100' 200' 300' 400' 500' 600' 700' 800' 900' 1000'

THOMAS & HUTTON
2204 HOYLE CHURCH STREET
GREENVILLE, SC 29615 | 863-662-2222
WWW.THOMASANDHUTTON.COM

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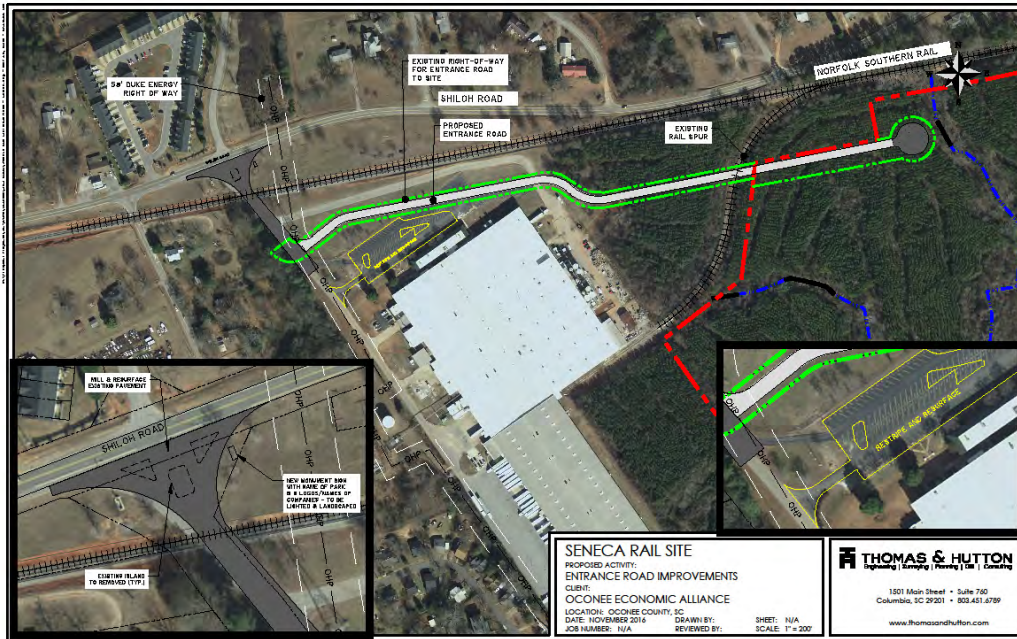
SENECA RAIL SITE
 PROPOSED ACTIVITY:
 BUILDABLE AREA / SITE LAYOUT
 CLIENT:
 OCONEE ECONOMIC ALLIANCE
 LOCATION: OCONEE COUNTY, SC
 DATE: JUNE 2014 SHEET: -
 JOB NUMBER: J - 25061 SCALE: 1" = 300'

THOMAS & HUTTON
 Engineering | Surveying | Planning | GIS | Consulting

1501 Main Street • Suite 760
 Columbia, SC 29201 • 803.451.6789

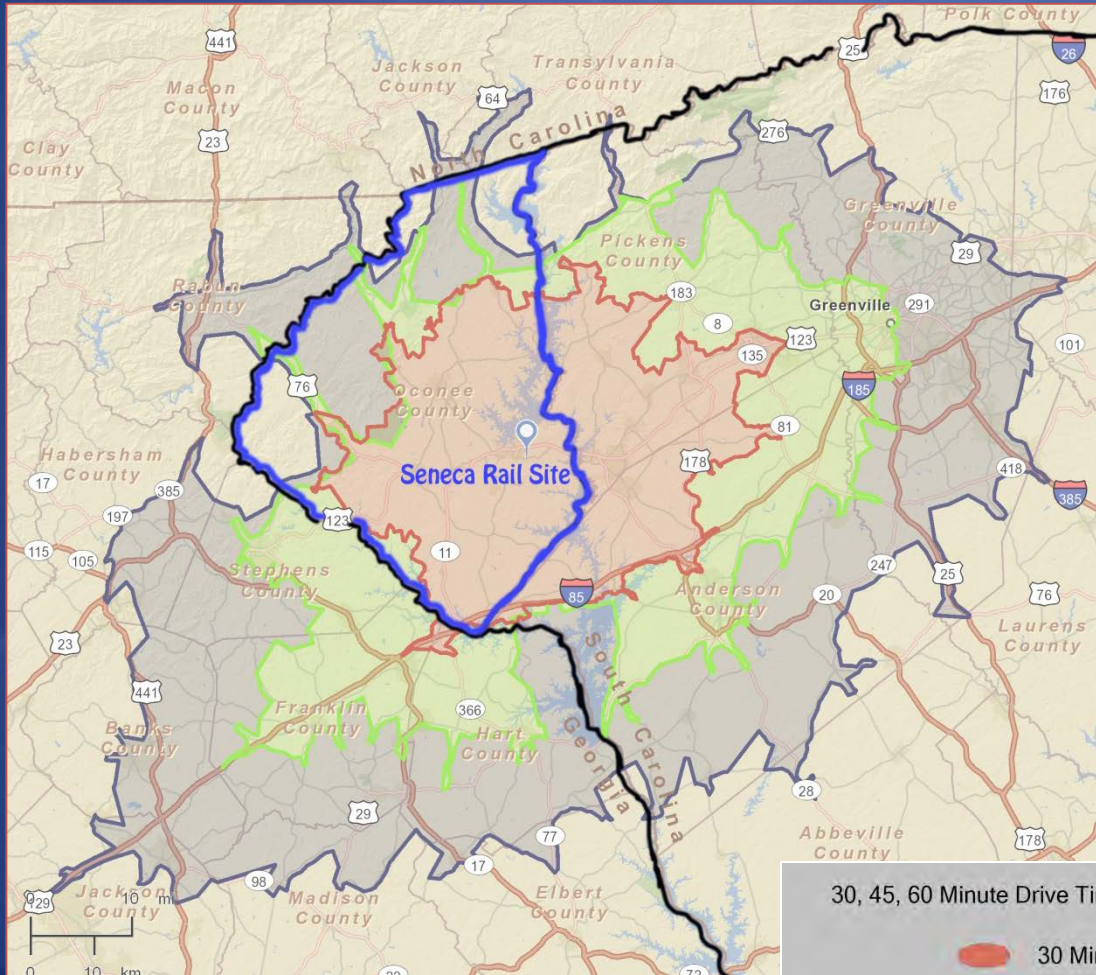
www.thomasandhutton.com

Improvements to Park to Begin Q1 of 2018








- Land Clearing of site begins in March to conclude in June
- New entrance road to be built/installed beginning in June and complete early Fall 2018

30, 45 & 60 Minute Drive Time Report

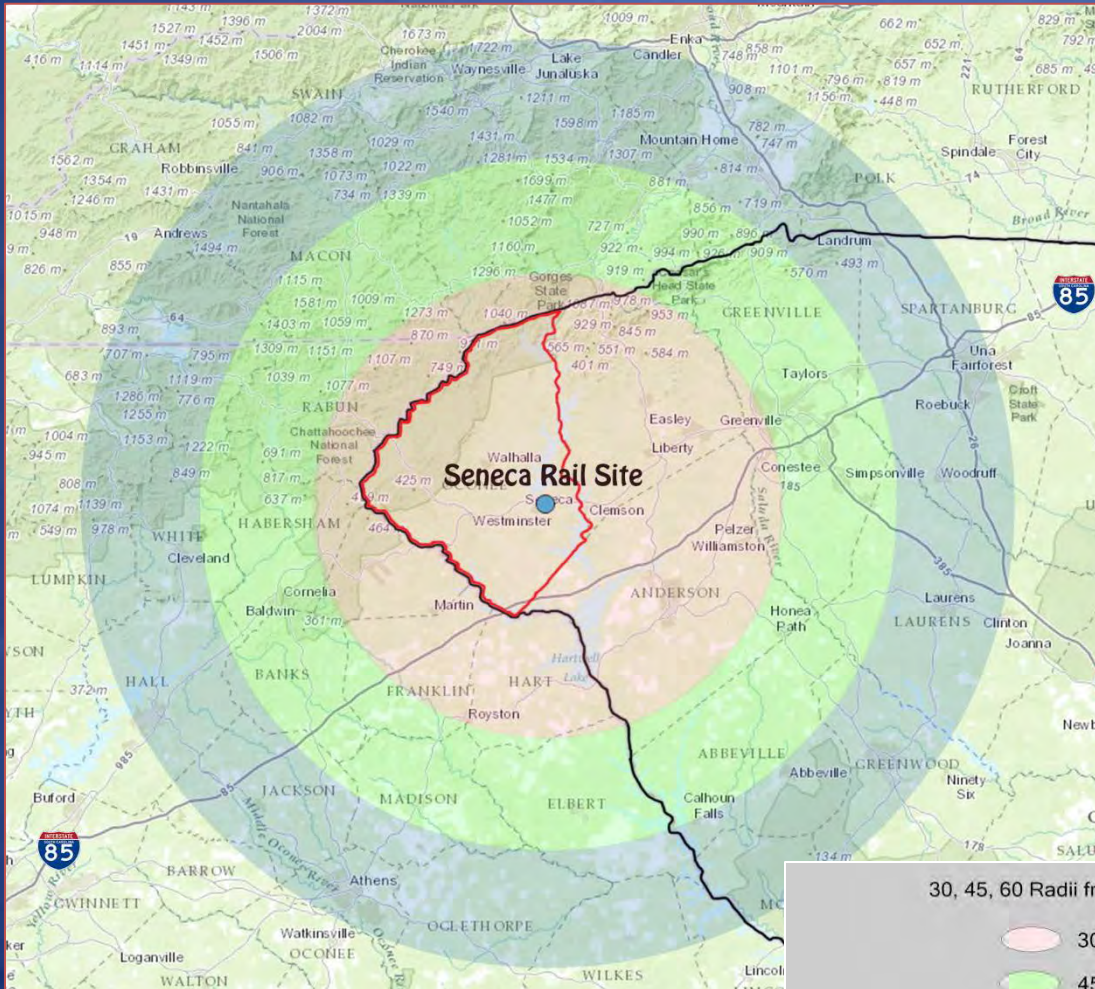


Population Summary:
30 minutes – 149,934
45 minutes – 415,098
60 minutes – 815,831

30, 45, 60 Minute Drive Time from Seneca Rail Site in Oconee County, South Carolina

	30 Minute Drive Time		SC Boundaries
	45 Minute Drive Time		Oconee County Boundaries
	60 Minute Drive Time		

30, 45 & 60 Radii Report

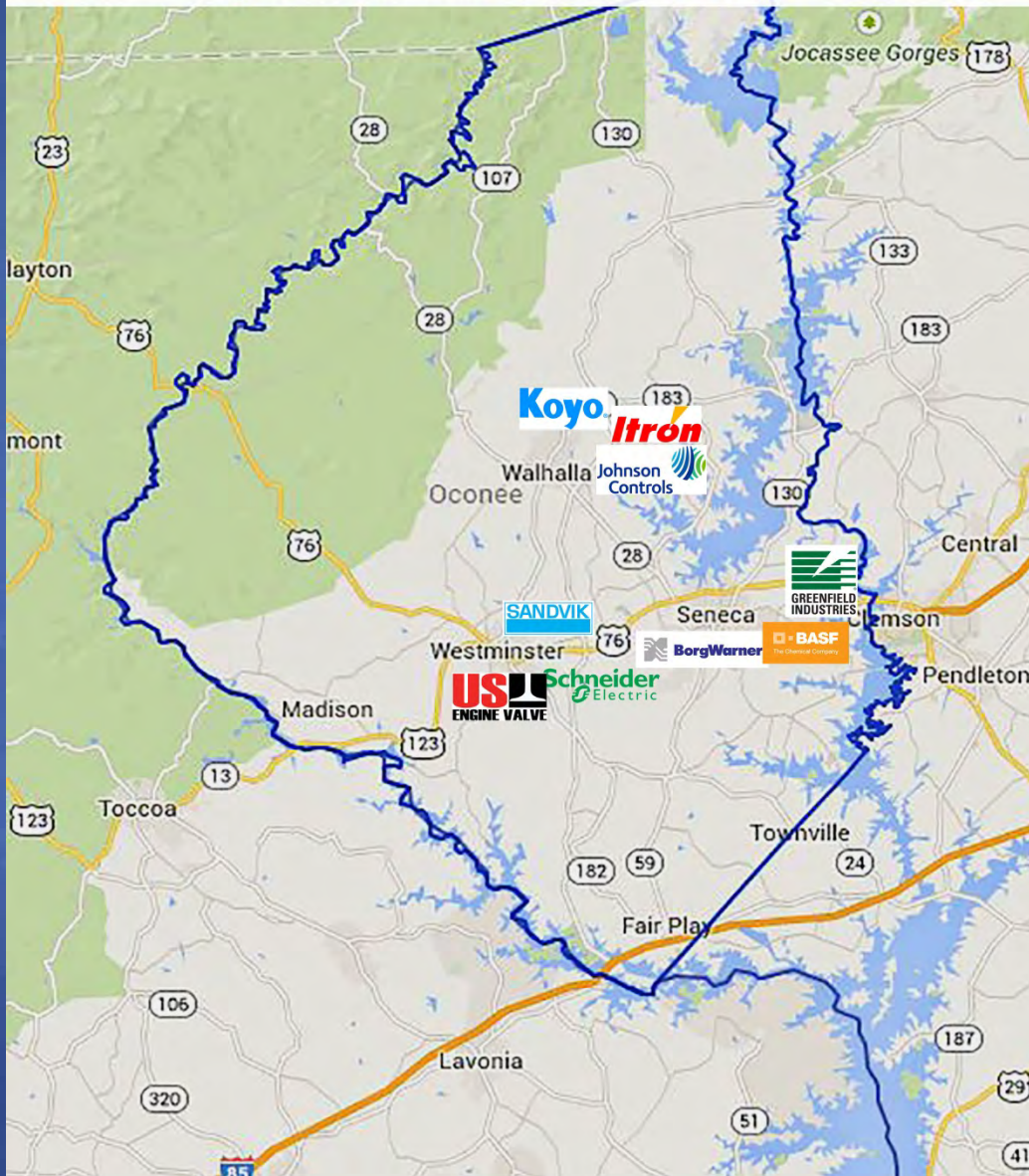


Population Summary:
30 miles – 514,534
45 miles – 1,218,103
60 miles – 2,168,527

30, 45, 60 Radii from Seneca Rail Site in Oconee County, South Carolina

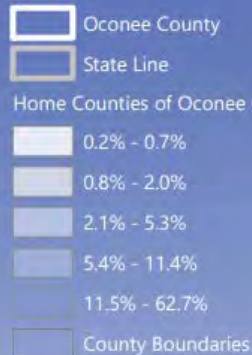
- 30 Mile Radius
- 45 Mile Radius
- 60 Mile Radius
- SC Boundaries
- Oconee County Boundaries

Top Industries in Oconee County, SC



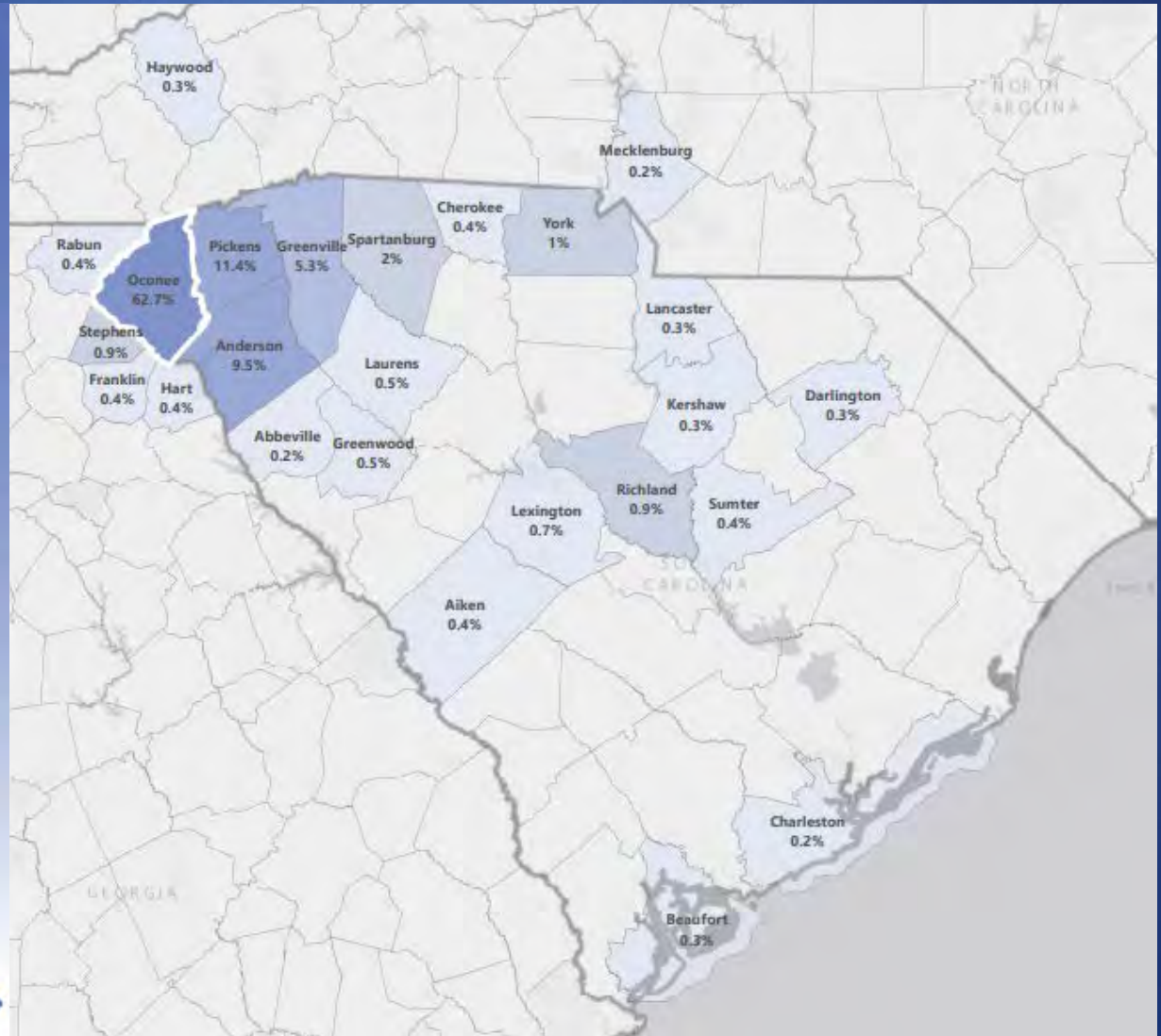
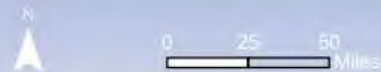
Oconee Labor Shed Map

Top 25 Home Counties of Oconee County Workers



Source: Longitudinal Employer-Household Dynamics, US Census Bureau (2015 data)

This map is a product of the infoMentum Suite of Services, developed by the SC Appalachian Council of Governments (SCACOG). Every reasonable effort has been made to ensure the accuracy of this information. However, the SCACOG, ED's Partnership, and the Oconee Economic Alliance expressly disclaim all liability with regard to use of this map.



Oconee Economic Alliance
South Carolina



Distance to Automotive OEM's

