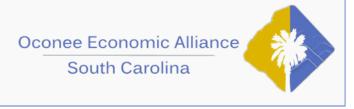
AVAILABLE INDUSTRIAL SITE



OITP Site 2

SC Highway 11

Westminster, SC 29693

LOCATION DESCRIPTION

This 49.5 acre site is located in the Oconee Industry & Technology Park.

Park Status: Oconee Industry & Technology Park

Municipality: Unincorporated Zoning: Industrial

Land Use: North: Light Industrial

> South: Light Industrial East: Light Industrial West: Light Industrial

221-00-01-001 Tax Map ID(s):



UTILITIES

Water System

Provider: Walhalla Public Works

Nearest Line Size: 10 inches

Wastewater System

Provider: Walhalla Public Works Nearest Line Size: 12 Inches (Gravity)

Natural Gas

NG Provider: Fort Hill Natural Gas

4 Inches Nearest Line Size:

Telecomm. Provider: AT&T

Electric Provider: Blue Ridge Electric Co-op

SITE DETAILS

Total Site Acreage: 49.50 Developable Acreage: 49.50 Addtl. Acreage Avail.: 85 Min. Divisible Acreage: 10.00 49.50 Max. Contig. Acreage:

Max. Building Size: 400,000 Sq.Ft.

Improvements: Cleared 881' to 881' Elevation Range: Primary Soil Type: Alluvial Land SC Certified Site: Palmetto Sites

TRANSPORTATION

Road Serviing Site: SC Highway 11 (2 Lanes)

Nearest Interstate:

I-85 (16 Miles)

Port: Charleston (248 Miles) Commercial Arpt: GSP International (57 Miles)

Intermodal: NS Greer (58 Miles)

Rail Access: No Runway Access: No

PRICING INFORMATION

For Sale - \$10,000 per acre

COMPLETED DUE DILIGENCE ITEMS

X Cultural Resource Identification Survey

Boundary Survey

X Protected Species Assessment

X | Preliminary Geotechnical Exploration

X Ph I Environmental Protection Agency Site Assessment

X Topographical Survey

X Wetlands Delineation

ID: 381517CE-7A2D-E611-A429-60EB69DC3EC7

11/14/2019