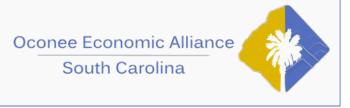
AVAILABLE INDUSTRIAL SITE



OITP Site 3

SC Hwy 11 Westminster, SC 29693

LOCATION DESCRIPTION

1000 Innovation Way

Park Status: Oconee Industry & Technology Park

Municipality: Unincorporated Zoning: Industrial

North: Light Industrial Land Use:

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

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



UTILITIES

Water System

Provider: Walhalla Public Works

Nearest Line Size: 10 inches

Wastewater System

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

Natural Gas

NG Provider: Fort Hill Natural Gas

4 Inches Nearest Line Size:

AT&T Telecomm. Provider:

Electric Provider: Blue Ridge Electric Co-op

SITE DETAILS

Total Site Acreage: 26.00 Developable Acreage: 26.00 Addtl. Acreage Avail.: 50 Min. Divisible Acreage: 10.00 Max. Contig. Acreage: 26.00

Max. Building Size: 100,000 Sq.Ft. Improvements: Partially Cleared 869' to 869' Elevation Range: Primary Soil Type: Clay Loam SC Certified Site: Palmetto Sites

TRANSPORTATION

Road Serviing Site: SC Hwy 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: 59A92BD8-F7CE-E711-80C2-000D3A12F5FD

11/14/2019