Oconee Industry & Technology Park
Westminster, South Carolina | Available for sale
Oconee Industry & Technology Park
An emerging manufacturing park located in Upstate South Carolina

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
**Information**

**Site Characteristics**
- 303 buildable acres
- Site engineering evaluation report complete
- SC certified industrial park

**Location**
- 2 miles to US 123/76 (divided 4-lane highway)
- 15 miles to I-85 with easy access to exit 1
- 115 miles to Atlanta, GA
- 146 miles to Charlotte, NC

**Incentives**
- Fee-in-lieu of tax (FILOT)
- Property tax abatements
- Worker training assistance
<table>
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<tr>
<th><strong>Utilities</strong></th>
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<tr>
<td><strong>Power</strong></td>
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</table>
| • Served by Blue Ridge Electric Co-op  
• Dedicated 28 MVA substation on-site and operational |
| **Water**     |
| • Served by City of Walhalla  
• 1.0 MGD water capacity |
| **Sewer**     |
| • Served by City of Walhalla  
• 2.6 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

48.91 Acre Site

155.54 Acre Site

Existing 50,000 SF PAD

Existing 300,000 SF PAD

DUKE ENERGY TRANSMISSION 130' R/W

BLUE RIDGE ELECTRIC SUBSTATION

To WANDALAY

CHEROKEE FOOTHILLS SCENIC HWY. (SC HWY 11)

EAST FORK CREEK 245

EX POND

CONEROSS CREEK CENTERLINE
Phase 1 - Complete

23.30 Acres

45.20 Acres
50,000 SF Pad Site
Distance To Nearby Facilities

- **BMW Facility**: Greenville, SC, 64 miles, 1 hour, 22 minutes
- **ZF Transmission Facility**: Laurens, SC, 65 miles, 1 hour, 23 minutes
- **Caterpillar Facility**: Athens, GA, 77 miles, 1 hour, 26 minutes
- **Michelin Facility**: Anderson, SC, 32 miles, 48 minutes
Oconee Industry & Technology Park → BMW Manufacturing Co. Greer, South Carolina
62 miles, 1 hour

Oconee Industry & Technology Park → Volkswagen Group of America Chattanooga, Tennessee
220 miles, 3 hours 20 minutes

298 miles, 4 hours 20 minutes
Oconee Labor Shed Map

Oconee County Labor Shed
Top 25 Home Counties of Persons Who Work in Oconee County

Oconee County Workers

- 50 - 133 workers
- 134 - 354 workers
- 355 - 934 workers
- 935 - 2123 workers
- 2124 - 13037 workers

Source: Longitudinal Employer-Household Dynamics, US Census Bureau (2011 data)

This map is a product of the Infomentum Suite of Services, developed by the SC Appalcohn Council of Governments (SCACOG). Every reasonable effort has been made to ensure the accuracy of this information; however, the SCACOG, ESRI Partnership, and the Oconee County Economic Development Commission expressly disclaim all liability with regard to use of the map.

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30, 45 & 60 Radii Report

Population Summary:
30 miles - 374,000
45 miles - 908,470
60 miles - 1,687,178
30, 45 & 60 Minute Drive Time Report