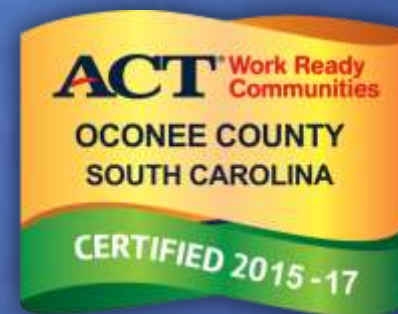


Golden Corner Commerce Park

Fair Play, South Carolina

Available for sale



Golden Corner Commerce Park

A manufacturing/warehouse/distribution park located in Upstate South Carolina.



260 buildable acres within
a SC certified park



Located on SC
Highway 59



Closest Industrial Park to
Atlanta, GA



2.0 miles from
Interstate I-85

Site Characteristics

- 260 buildable acres
- South Carolina “*Certified Industrial Park*” by SC dept. of Commerce

Location

- 2 miles to I-85 with easy access to exit 2 or 4
- 111 miles to Atlanta, GA
- 143 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 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

Water

- Served by Pioneer Rural Water District
- 1.0+ MGD water capacity

Sewer

- Served by Seneca Light & Water
- 2.5+ MGD waste water capacity

Fiber

- Dedicated bandwidth with speeds 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

Distance to Automotive OEM's

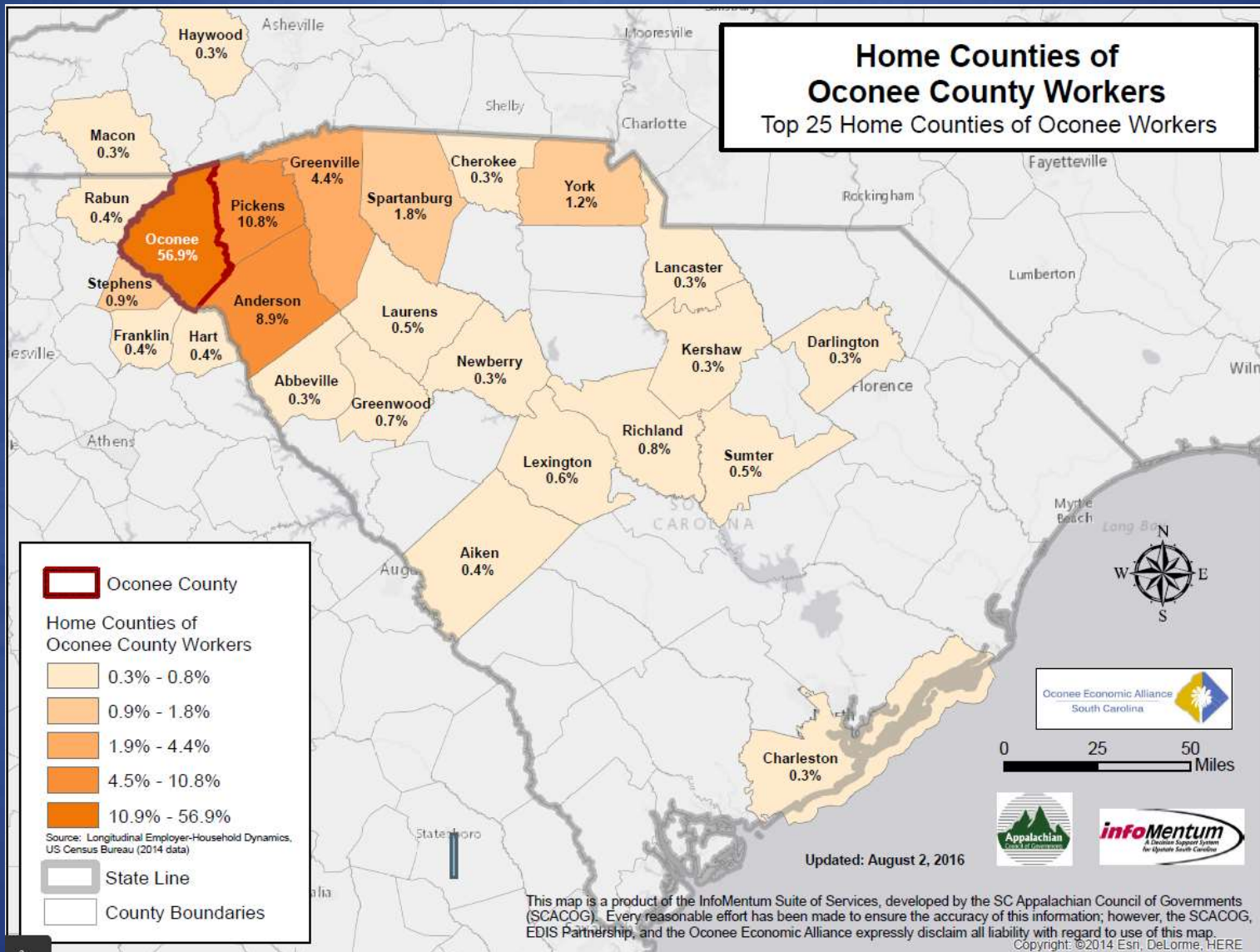




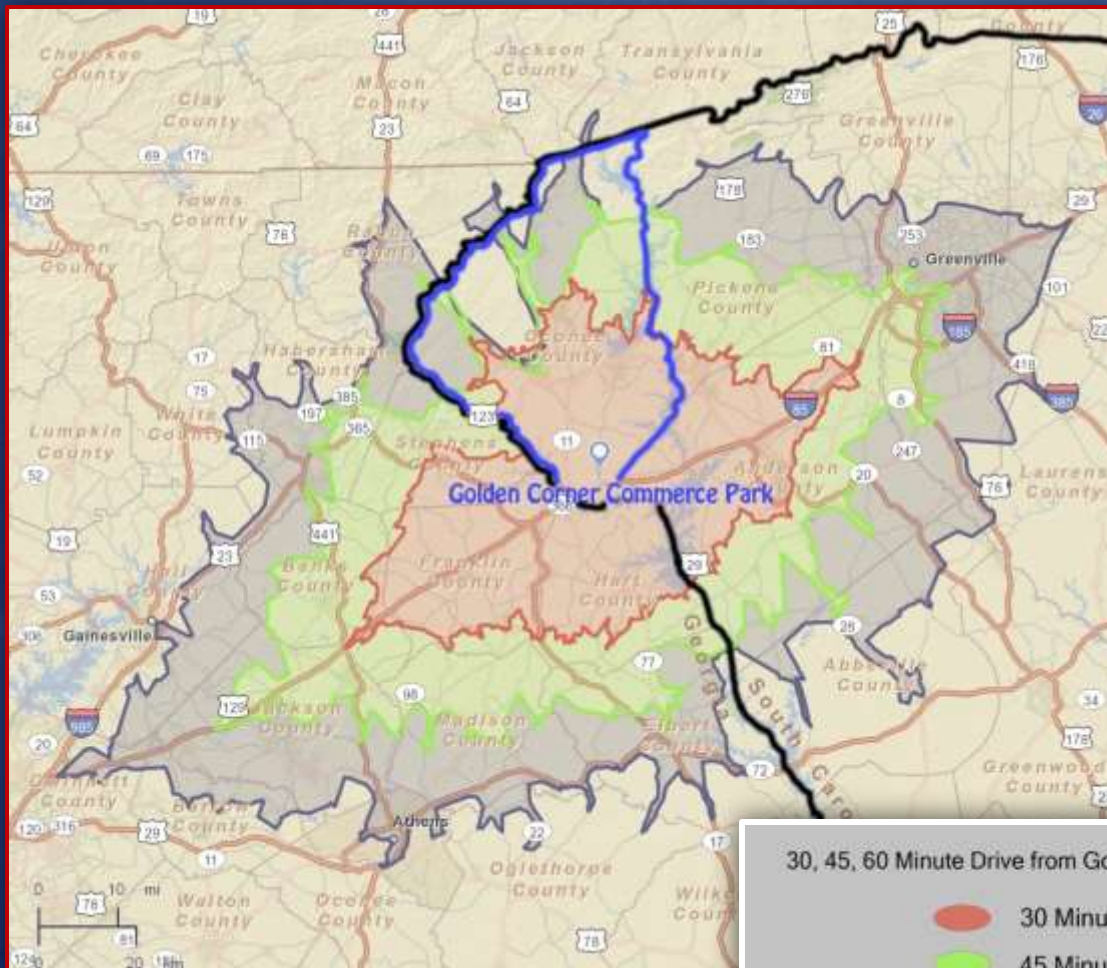
Top Industries in Oconee County, SC



Oconee Labor Shed Map



30, 45 & 60 Minute Drive Time Report



Population Summary:

30 miles- 148,670

45 miles- 358,872

60 miles- 844,159

30, 45, 60 Minute Drive from Golden Corner Commerce Park in Oconee County, South Carolina

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

30, 45 & 60 Radii Report



Population Summary:

30 miles- 377,920

45 miles- 896,690

60 miles- 1,642,083

30, 45, 60 Minute Drive from Golden Corner Commerce Park in Oconee County, South Carolina

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

- SC Boundaries
- Oconee County Boundaries