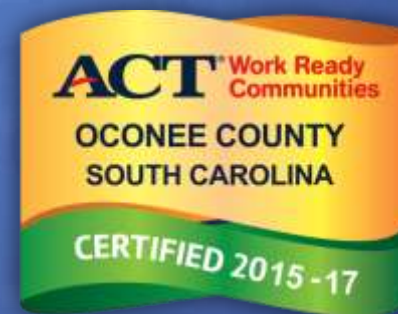


Oconee Industry & Technology Park

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

Site Characteristics

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

Location

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

Incentives

- Fee-in-lieu of tax (FILOT) / Property tax abatements
- Job Tax Credits & Job Development Credits
- Worker training assistance
- 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 City of Walhalla
- 1.0+ MGD water capacity

Sewer

- Served by City of Walhalla
- 2.5+ 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



OCONEE INDUSTRY & TECHNOLOGY PARK
OCONEE COUNTY, SOUTH CAROLINA

PREPARED FOR:
OCONEE ECONOMIC ALLIANCE

JULY 2018

1" = 200'



200 NORTH CHERRY STREET
SPRINGDALE, NC 27082-1000
WWW.THOMASANDHUTTON.COM

Phase 1- Complete



300,000 SF Graded Pad
45.20 Acres



50,000 SF Graded Pad
23.30 Acre Site



Phase 2



48.91 Acre Site
\$25,000/acre



15.00 Acre Site
\$25,000/acre

Oconee County Workforce Development Campus



Tri-County
Technical College
Satellite Campus

School District of
Oconee County
Adult Education

School District of
Oconee County
Career &
Technology
Education Center

SDOC
ADULT

Distance to Automotive OEM's

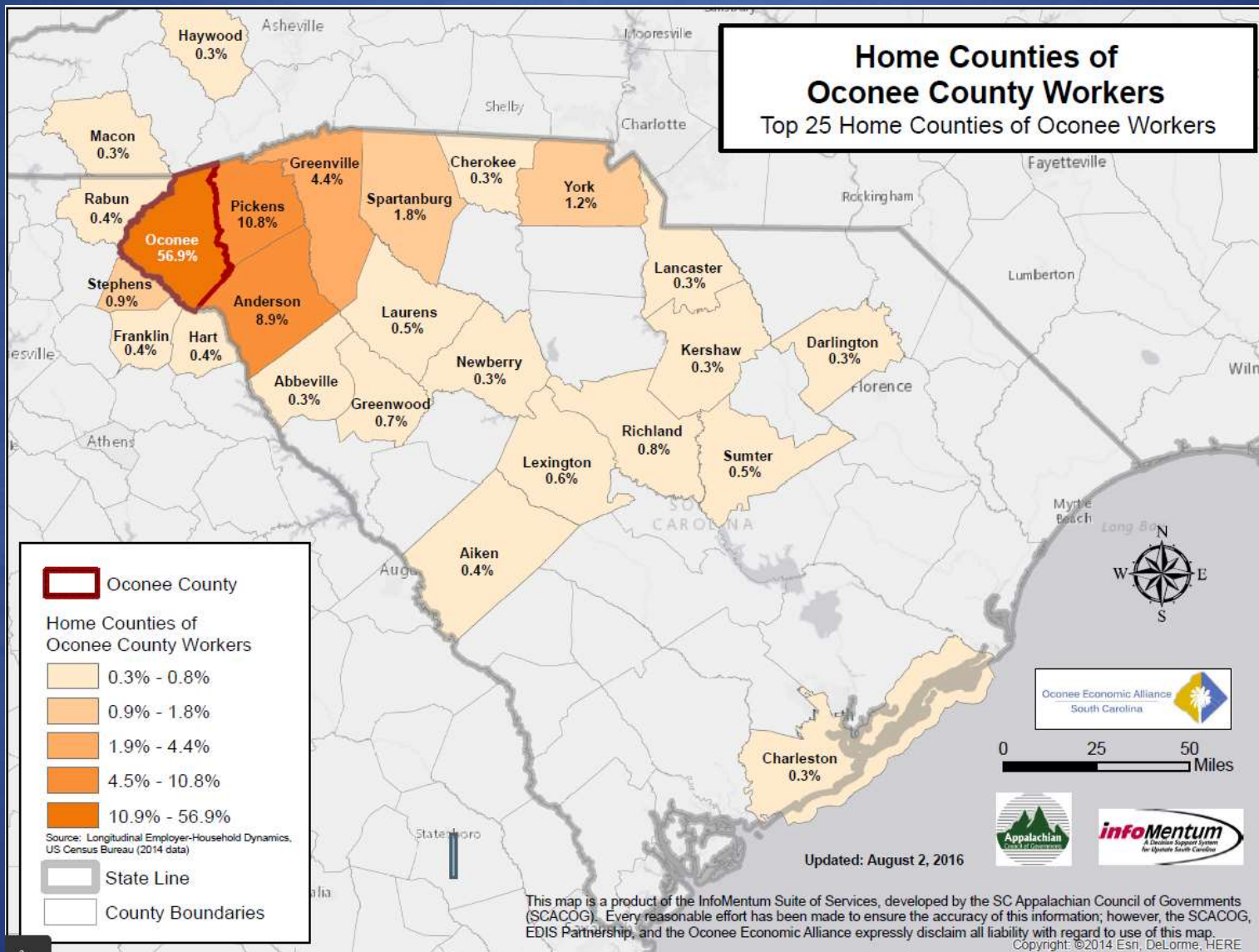




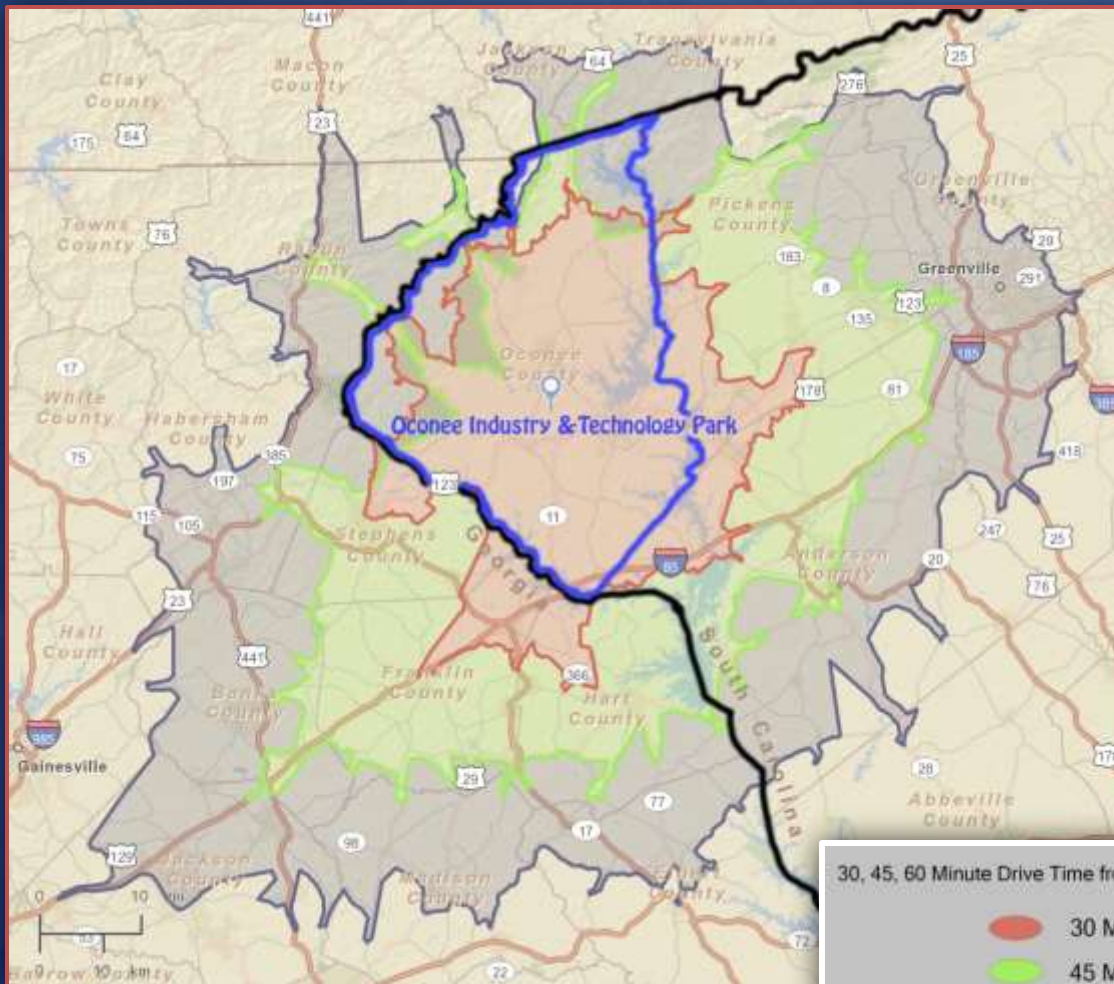
Top Industries in Oconee County, SC



Oconee Labor Shed Map



30, 45 & 60 Minute Drive Time Report



Population Summary:

30 minute – 106,563

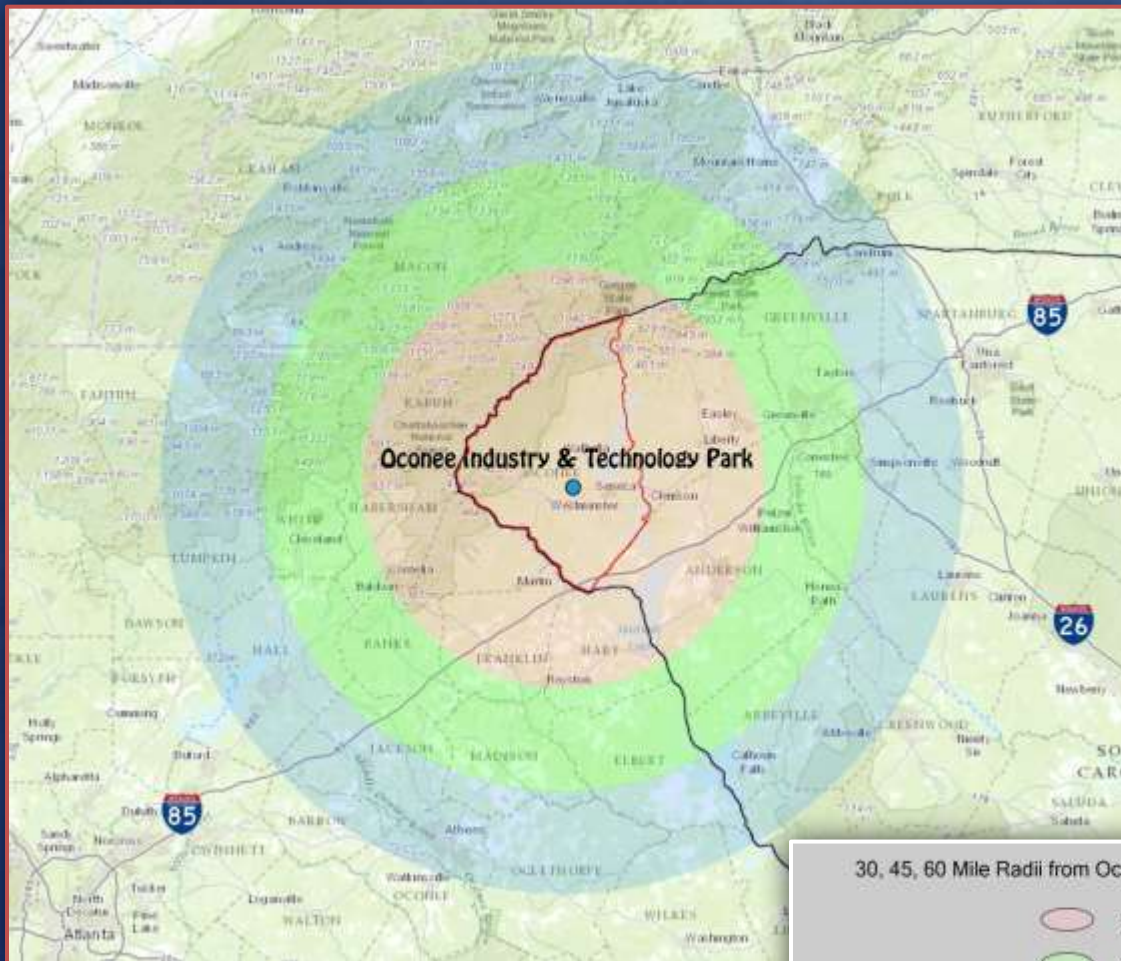
45 minute – 284,395

60 minute – 602,993

30, 45, 60 Minute Drive Time from Oconee Industry & Technology 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- 422,146

45 miles- 1,046,427

60 miles- 2,040,751

30, 45, 60 Mile Radii from Oconee Industry & Technology Park in Oconee County, South Carolina

30 Mile Radius

45 Mile Radius

60 Mile Radius

SC Boundaries

Oconee County Boundaries