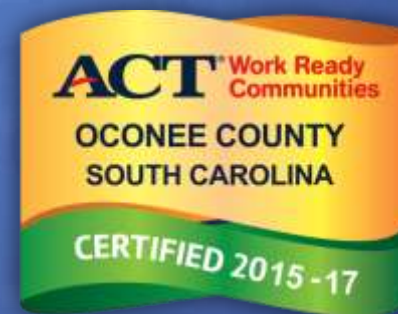


Seneca Rail Park

Seneca, South Carolina

Available for sale

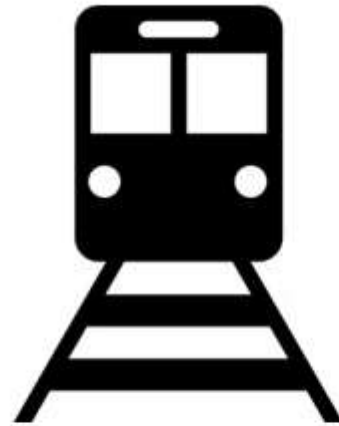


Seneca Rail Park

A rail served manufacturing park in Upstate South Carolina



82 buildable acres



**Rail served by
Norfolk Southern**



**Positioned strategically
between Atlanta, GA &
Charlotte, NC**



**One hour from
Grenville, SC**

Site Characteristics

- 82 Buildable Acres
- South Carolina “*Certified Industrial Park*” by SC dept. of Commerce
- New Market Tax Credit eligible
- Rail Served by Norfolk Southern

Location

- 2.4 miles to US 123/76 (divided 4-lane highway)
- 17.4 miles to I-85 with easy access to exit 19
- 127 miles to Atlanta, GA
- 138 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
- Planned substation for site

Water

- Served by Seneca Light and Water
- 1.0+ MGD water capacity

Sewer

- Served by Seneca Light and Water
- 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



SENECA RAIL PARK OCONEE COUNTY, SOUTH CAROLINA

PREPARED FOR:
OCONEE ECONOMIC ALLIANCE

Oconee Economic Alliance
SOUTH CAROLINA

MAY 2016

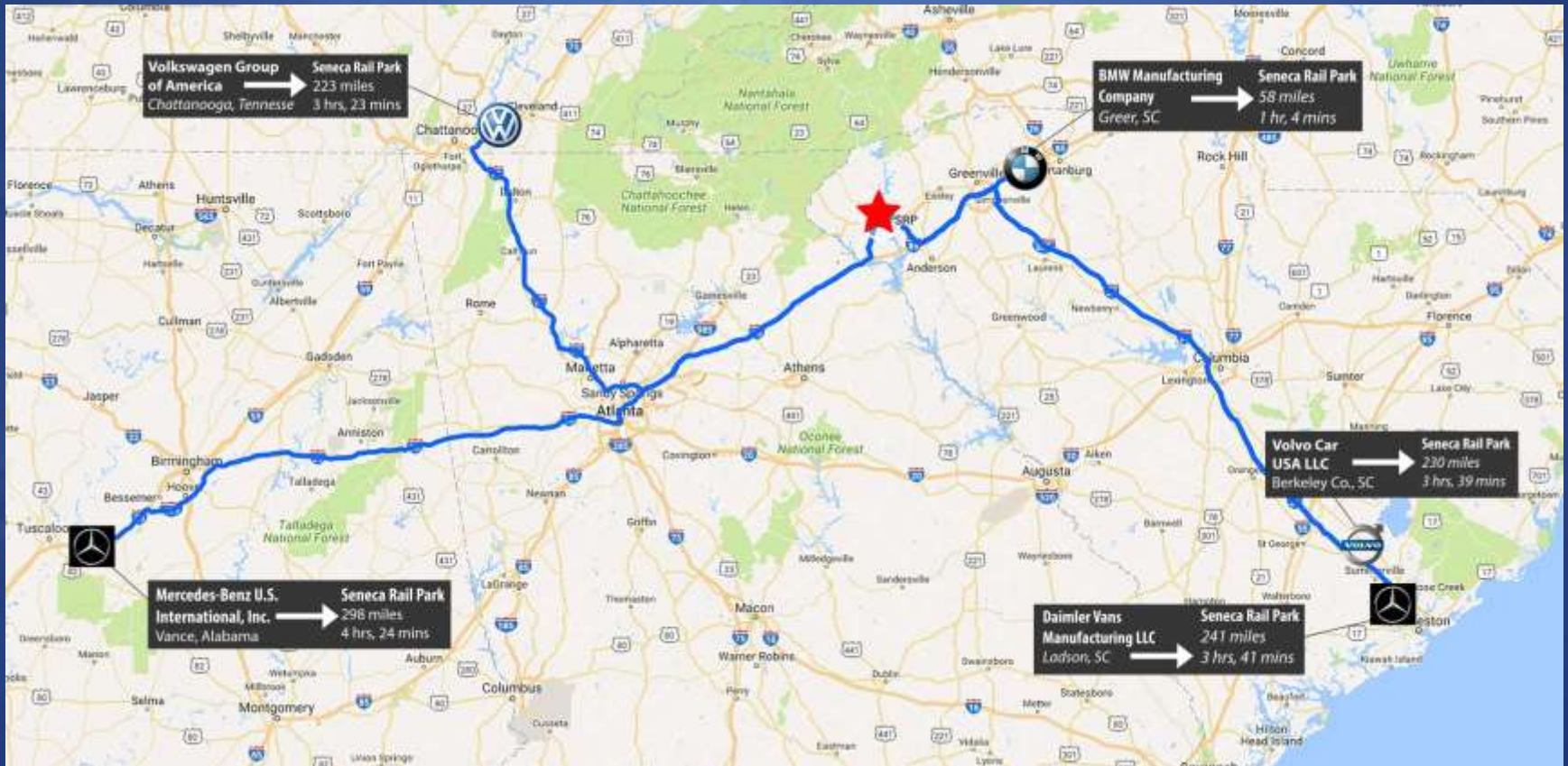


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Distance to Automotive OEM's

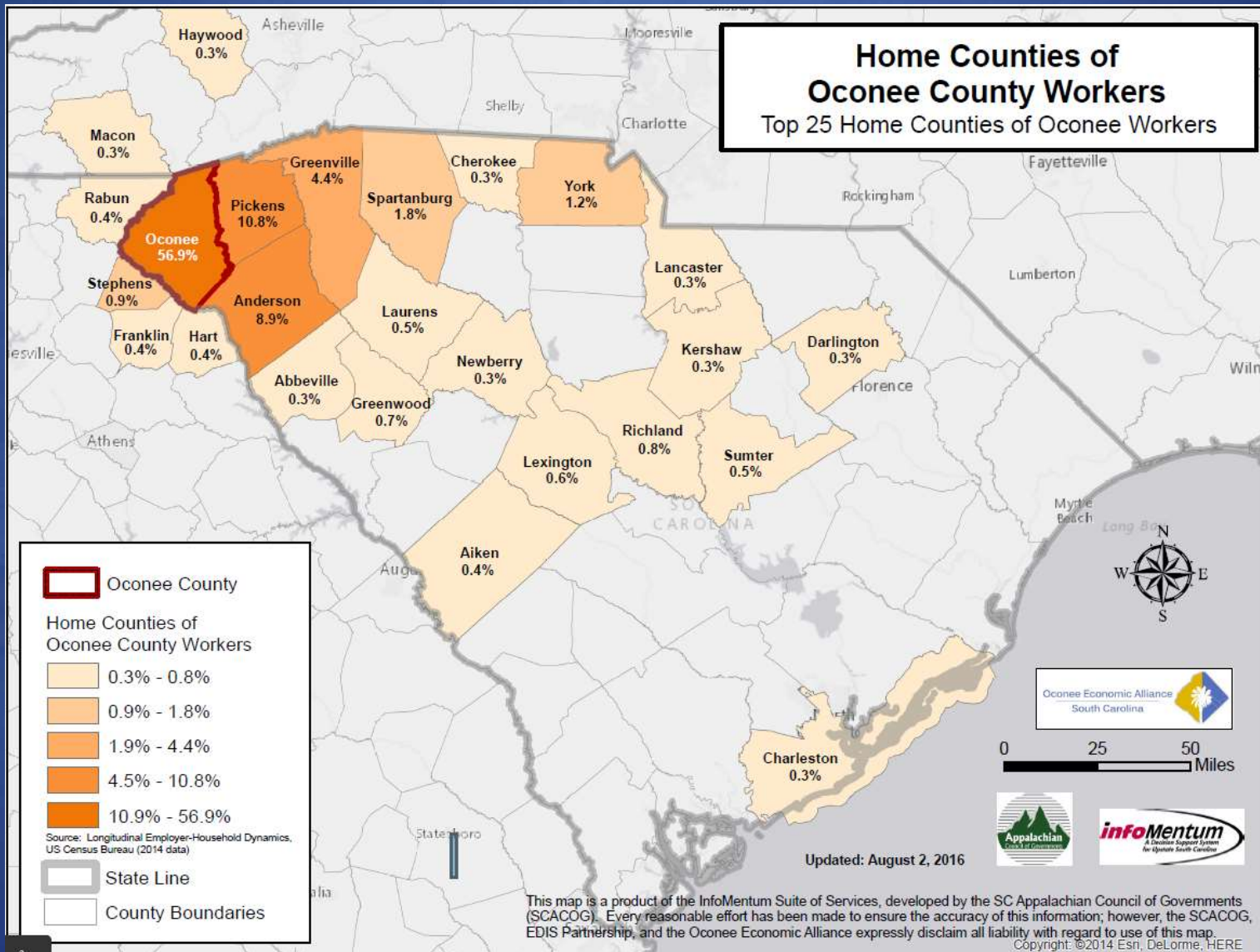




Top Industries in Oconee County, SC



Oconee Labor Shed Map



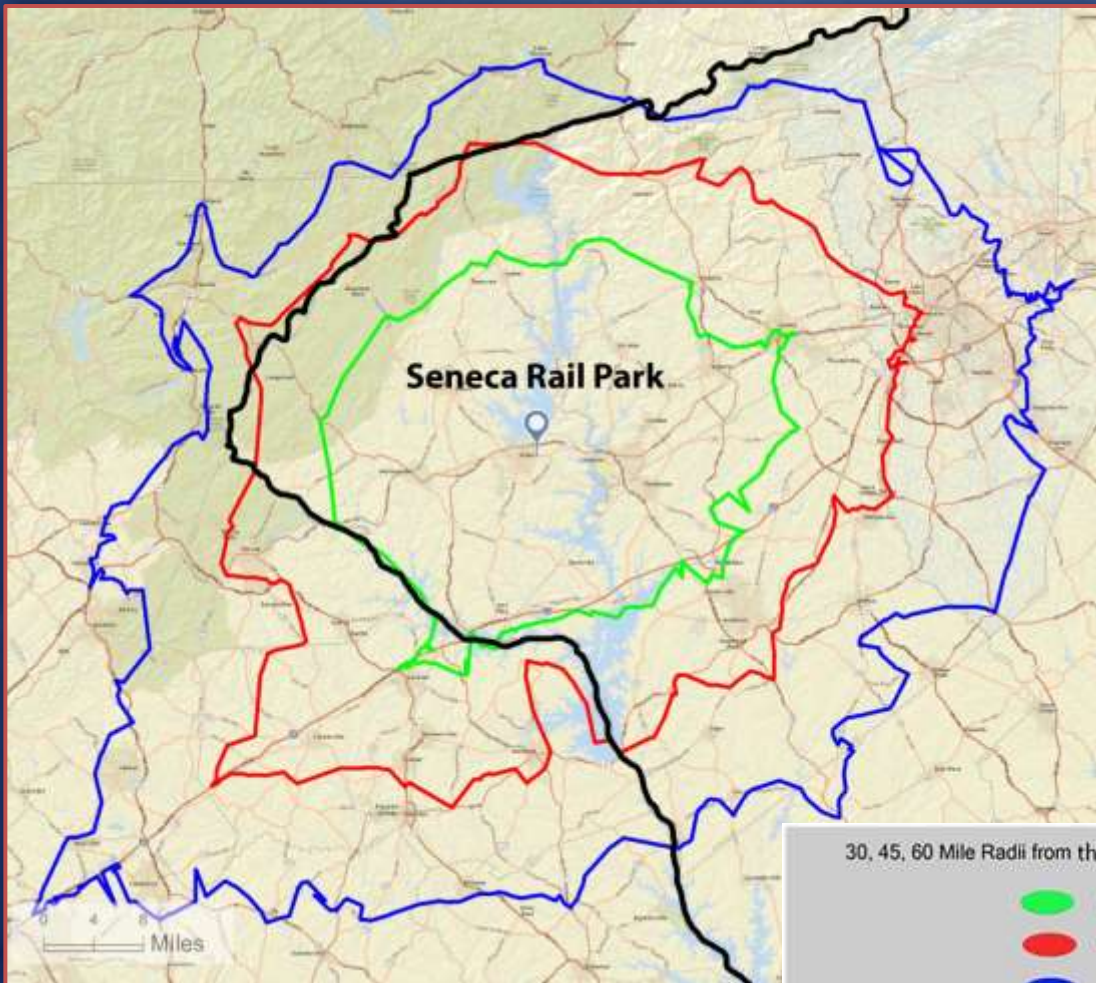
30, 45 & 60 Minute Drive Time Report

Population Summary:

30 miles – 132,589

45 miles – 372,751

60 miles – 743,251



30, 45, 60 Mile Radii from the Seneca Rail Park in Oconee County, South Carolina

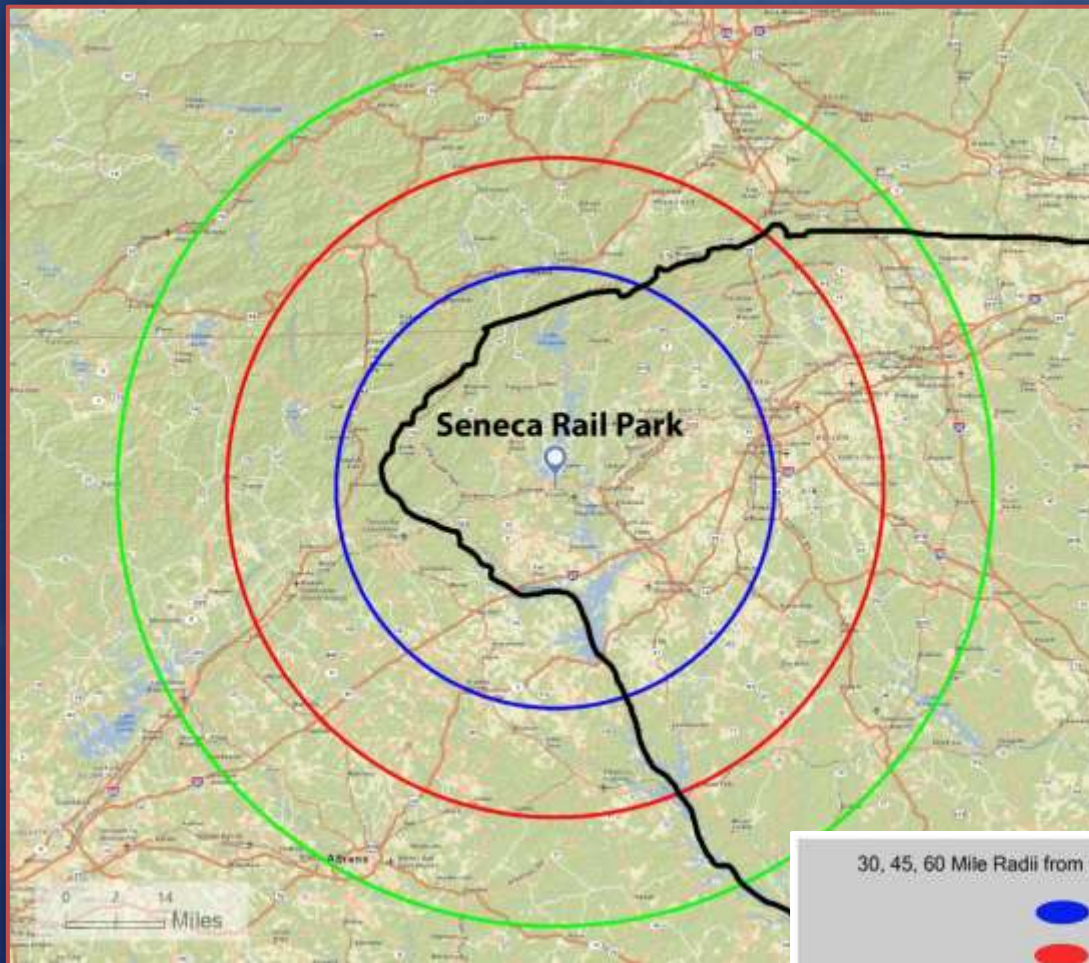
30 Mile Radius

45 Mile Radius

60 Mile Radius

SC Boundaries

30, 45 & 60 Radii Report



Population Summary:

30 miles - 488,579

45 miles - 1,178,845

60 miles - 2,097,625

30, 45, 60 Mile Radii from the Seneca Rail Park in Oconee County, South Carolina

30 Mile Radius

45 Mile Radius

60 Mile Radius

SC Boundaries