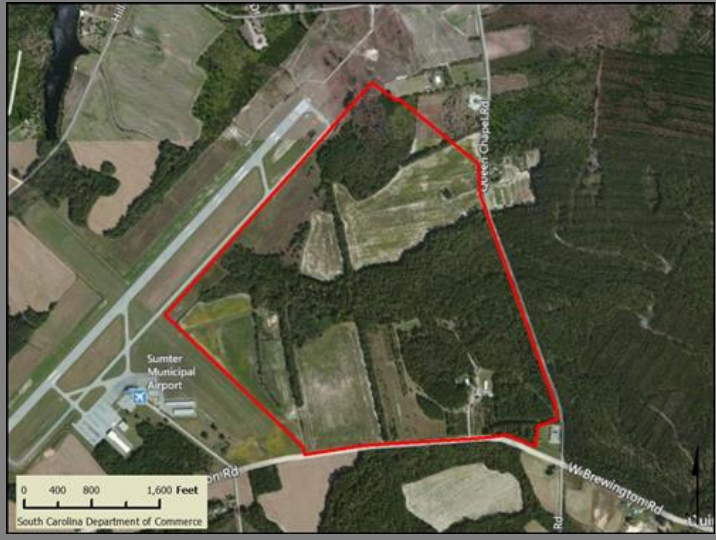


County	Sumter
Municipality	Unincorporated
Zoning	Heavy Industrial
Tax Map ID	2320001003, 2310002002
Park Status	Sumter Airport Industrial Park
Location	Intersection of 2945 Airport Rd. and Brewington Road
Landuse	Transportation (N) Light Industrial (S) Undeveloped Land (E) Transportation (W)

Pricing	
Pricing	For Lease
Annual Lease Rate	\$1,000.00/sqft/year

Details	
Total Site Acreage	268.20
Developable Acreage	170.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	182' to 182'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	Palmetto Sites

Due Diligence	
Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Not Completed



Utilities	
Water Provider	City of Sumter
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Sumter
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	800 feet
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	5,000 feet
Alternative Gases	None Available
Electric Provider	Black River Electric Cooperative
Telecomm Provider	Farmers Telephone Cooperative

Transportation	
Road Serving Building	Brewington Road (2 Lanes)
Rail Access	No
Runway Access	Sumter Airport
Barge Access	No
Nearest Interstate	I-95 (20.00 Miles)
Nearest Port	Georgetown (87.00 Miles)
Nearest International Airport	Charlotte Douglas International Airport (104.00 Miles)
Nearest Commercial Airport	Florence Regional (45.00 Miles)
Nearest Intermodal Facility	CSX Charleston (95.00 Miles)