

Pocotaligo Industrial Park

On US Hwy 521 South, about 3 miles south of the intersection of US Hwys 15 and 521. Nine miles north of I-95.

Sumter, SC 29153



South Carolina
Department of Commerce

Just right for business.

County	Sumter
Municipality	Unincorporated
Zoning	Heavy Industrial
Tax Map ID	2530002016
Park Status	Pocotaligo Industrial Park
Location	On US Hwy 521 South, about 3 miles south of the intersection of US Hwys 15 and 521. Nine miles north of I-95.
Landuse	Agricultural (N) Utility Easement (S) Agricultural (E) Undeveloped Land (W)

Pricing

Pricing	For Sale
Sale Price	\$12,500 Per Acre

Details

Total Site Acreage	320.00
Developable Acreage	231.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	320.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	145' to 145'
Primary Soil Type	Loam
SC Certification Program	None

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	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	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Intrastate Transmission)
Distance to Nearest Gas Line	On-Site
Alternative Gases	Propane
Electric Provider	Duke Progress Energy Service Company, LLC
Telecomm Provider	Farmers Telephone Cooperative

Transportation

Road Serving Building	US Hwy 521 (4 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (9.00 Miles)
Nearest Port	Georgetown (77.00 Miles)
Nearest International Airport	Charlotte Douglas International Airport (113.00 Miles)
Nearest Commercial Airport	Florence Regional (47.00 Miles)
Nearest Intermodal Facility	CSX Charleston (87.00 Miles)