

Piedmont Industrial Site

0.2mi N of I-385/US221 intersec, W of US221
 Laurens, SC 29360



South Carolina
 Department of Commerce

Just right for business.

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	381-00-00-003, 381-00-00-018,
Park Status	Stand Alone Site
Location	0.2mi N of I-385/US221 intersec, W of US221
Landuse	Light Industrial (N) Transportation (S) Commercial (E) Agricultural (W)

Pricing

Pricing	For Sale
Sale Price	\$20,000 Per Acre

Details

Total Available Acreage	32.37
Developable Acreage	32.37
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	730' to 730'
Primary Soil Type	Loamy Sand

Due Diligence

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



Utilities

Water Provider	Laurens County Water & Sewer Commission
Nearest Water Line Size	6 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Laurens County Water & Sewer Commission
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	1,200 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	8" (Intrastate Transmission)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Piedmont Rural Telephone Company, Inc.

Transportation

Road Serving Site	Metric Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (32.00 Miles)
Nearest Interstate	I-385 (2.00 Miles)
Nearest Marine Port	Charleston (179.00 Miles)
Nearest Inland Port	Inland Port Greer (34.00 Miles)
Nearest Intermodal Yard	NS Greer (34.00 Miles)

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