

BRAIP Tract 3

This site lies on the eastern side of North Wise Drive, just north of the Caterpillar Precision Pins plant. Sumter, SC 29153

County	Sumter
Municipality	Unincorporated
Zoning	Heavy Industrial
Tax Map ID	2310001004
Park Status	Black River Airport Industrial Park
Location	This site lies on the eastern side of North Wise Drive, just north of the Caterpillar Precision Pins plant.
Landuse	Heavy Industrial (N) Heavy Industrial (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing

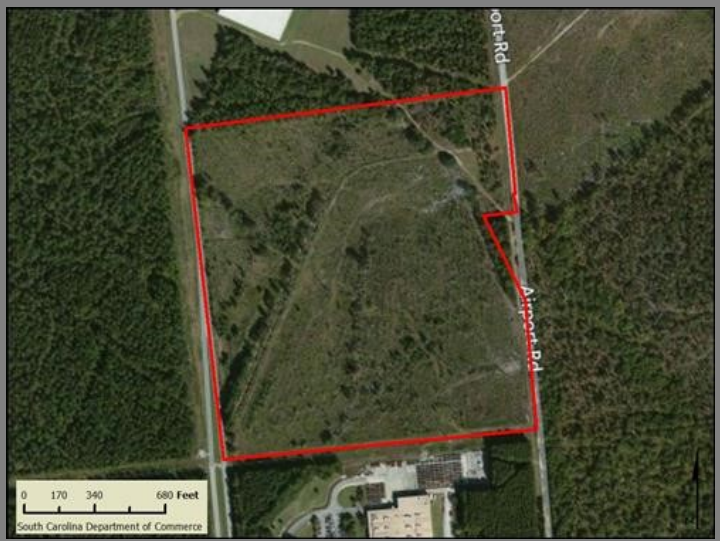
Pricing	For Sale
Sale Price	\$8,000 to \$25,000 Per Acre

Details

Total Site Acreage	59.00
Developable Acreage	59.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	20.00
Max Contiguous Developable Site	59.00
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	180' to 180'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	Certified Park

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	15" (Force)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Black River Electric Cooperative
Telecomm Provider	Farmers Telephone Cooperative

Transportation

Road Serving Building	North Wise Drive (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-95 (19.00 Miles)
Nearest Port	Georgetown (86.00 Miles)
Nearest Commercial Airport	Florence Regional (45.00 Miles)
Nearest Intermodal Facility	CSX Charleston (94.00 Miles)