

<b>County</b>	York
<b>Municipality</b>	City
<b>Zoning</b>	Industrial Heavy (IH)
<b>Tax Map ID</b>	5320101003
<b>Park Status</b>	Southway Industrial Park
<b>Location</b>	Robertson Road at Southway Drive
<b>Landuse</b>	Light Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Residential (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$15,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	130.00
<b>Developable Acreage</b>	50.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	2.00
<b>Max Contiguous Developable Site</b>	16.00
<b>Maximum Building Size</b>	100,000.00
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	568' to 568'
<b>Primary Soil Type</b>	Alluvial
<b>Palmetto Sites Program</b>	No

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



**Utilities**

<b>Water Provider</b>	City of Rock Hill
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Rock Hill
<b>Sewer Line #1 Size</b>	4" (Force)
<b>Distance to Sewer Line #1</b>	On-Site
<b>Sewer Line #2 Size</b>	8" (Gravity)
<b>Distance to Sewer Line #2</b>	On-Site
<b>Natural Gas Provider</b>	York County Natural Gas Authority
<b>Gas Line #1 Size</b>	2" (Distribution)
<b>Distance to Gas Line #1</b>	On-Site
<b>Gas Line #2 Size</b>	6" (Distribution)
<b>Distance to Gas Line #2</b>	On-Site
<b>Gas Line #3 Size</b>	4" (Distribution)
<b>Distance to Gas Line #3</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	City of Rock Hill
<b>Telecomm Provider</b>	Comporium Communications

**Transportation**

<b>Road Serving Building</b>	Robertson Road (2 Lanes)
<b>Rail Access</b>	Norfolk Southern Railway
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (5.00 Miles)
<b>Nearest Port</b>	Georgetown (180.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (28.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (30.00 Miles)

Southway Industrial Park  
 York County  
 Robertson Road at Southway Drive  
 Rock Hill, SC 29730

