

Northside Industrial Site

19961 US 221
Laurens, SC 29360



South Carolina
Department of Commerce

Just right for business.

County	Laurens
Municipality	City
Zoning	Industrial
Tax Map ID	413-00-00-045, 412-00-00-045, 906-24-01-008
Park Status	Stand Alone Site
Location	19961 US 221
Is In SC Opportunity Zone	Yes
Landuse	Light Industrial (N) Forestry/Undeveloped (S) Transportation (E) Forestry/Undeveloped (W)

Pricing

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

Details

Total Available Acreage	157.54
Developable Acreage	157.00
Additional Acreage Available	257.90
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	419.94
Maximum Building Size	1,250,000.00
Site Improvements	Partially Cleared
Elevation Range	713' to 713'
Primary Soil Type	Complex

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	Laurens Commission of Public Works
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Laurens Commission of Public Works
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	2,700 feet
Natural Gas Provider	Laurens Commission of Public Works
Nearest Gas Line Size	6" (Distribution)
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	Hunter Industrial Park Road (2 Lanes)
Rail Access	CSX Transportation
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (33.00 Miles)
Nearest Interstate	I-385 (1.00 Mile)
Nearest Marine Port	Charleston (177.00 Miles)
Nearest Inland Port	Inland Port Greer (35.00 Miles)
Nearest Intermodal Yard	NS Greer (35.00 Miles)

