

Clinton Hwy 56 Industrial Site
 0.3 miles NE of SC56/I-26 interchg.
 Clinton, SC 29325

County	Laurens
Municipality	City
Zoning	No Zoning Present
Tax Map ID	901-35-01-001
Park Status	Stand Alone Site
Location	0.3 miles NE of SC56/I-26 interchg.
Landuse	Undeveloped Land (N) Transportation (S) Mixed Use (E) Transportation (W)

Pricing	
Pricing	For Sale
Sale Price	\$7,000 to \$9,000 Per Acre

Details	
Total Available Acreage	118.50
Developable Acreage	Undetermined
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	622' to 622'
Primary Soil Type	Complex

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



Utilities	
Water Provider	City of Clinton
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	800 feet
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	838 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	4" (Intrastate Transmission)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	City of Clinton
Telecomm Provider	AT&T

Transportation	
Road Serving Site	SC56 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (39.00 Miles)
Nearest Interstate	I-26 (5.00 Miles)
Nearest Marine Port	Charleston (173.00 Miles)
Nearest Inland Port	South Carolina Inland Port (40.00 Miles)
Nearest Intermodal Yard	NS Charlotte (99.00 Miles)

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