

County	Laurens
Municipality	City
Zoning	M-Manufacturing
Tax Map ID	906-24-01-012
Park Status	Hunter Industrial Park
Location	SW quadrant of I-385/US 221
Landuse	Transportation (N) Heavy Industrial (S) Light Industrial (E) Undeveloped Land (W)

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

Details	
Total Site Acreage	18.00
Developable Acreage	18.00
Additional Acreage Available	15.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	300,000.00
Site Improvements	Pad-Ready
Elevation Range	726' to 726'
Primary Soil Type	Sandy Clay Loam
SC Certification Program	None

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	Not 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	On-Site
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	Laurens Commission of Public Works
Telecomm Provider	Piedmont Rural Telephone Company, Inc.

Transportation	
Road Serving Building	Hunter Industrial Park Road (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-385 (3.00 Miles)
Nearest Port	Charleston (179.00 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (33.00 Miles)
Nearest Intermodal Facility	CSX Charlotte (101.00 Miles)