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| 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

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

Details

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|--|-------------------|
| 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

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| 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

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|---------------------------------------|--|
| 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

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|------------------------------------|--|
| 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) |

Hunter 118K Industrial Site
Laurens County
SW quadrant of I-385/US 221
Laurens, SC 29360

