

**Perimeter 521 Industrial Park Site #00**

9080 Northfield Dr.  
Fort Mill, SC 29707



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Lancaster
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	I-1
<b>Tax Map ID</b>	0010-00-050.00
<b>Park Status</b>	Perimeter 521 Industrial Park
<b>Location</b>	9080 Northfield Dr.
<b>Landuse</b>	Light Industrial (N) Undeveloped Land (S) Light Industrial (E) Undeveloped Land (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$55,000 to \$75,000 Per Acre

**Details**

<b>Total Site Acreage</b>	4.61
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Cleared
<b>Elevation Range</b>	561' to 612'
<b>Primary Soil Type</b>	Clay Loam
<b>Palmetto Sites Program</b>	No

**Due Diligence**

<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>	Lancaster County Water and Sewer District
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Lancaster County Water and Sewer District
<b>Nearest Sewer Line Size</b>	8" (Force)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Lancaster County Natural Gas Authority
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Comporium Communications

**Transportation**

<b>Road Serving Building</b>	Northfield Dr. (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (10.00 Miles)
<b>Nearest Port</b>	Charleston (192.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (21.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (21.00 Miles)

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