

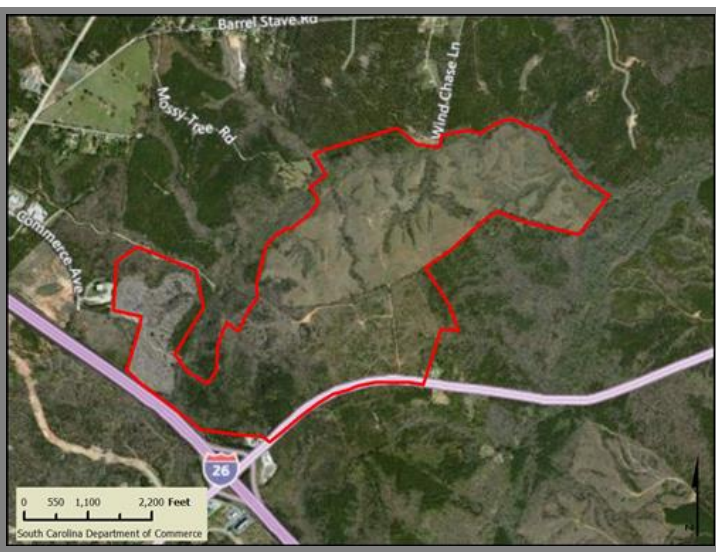
Clinton 26 Commerce Park: North
 20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325
 Clinton, SC 29325

County	Laurens
Municipality	City
Zoning	Partially in I-1
Tax Map ID	692-00-00-001, 901-35-01-004
Park Status	Clinton 26 Commerce Park: North
Location	20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325
Landuse	Agricultural (N) Commercial (S) Agricultural (E) Agricultural (W)

Pricing	
Pricing	For Sale
Sale Price	\$20,000 to \$30,000 Per Acre

Details	
Total Site Acreage	730.92
Developable Acreage	349.50
Additional Acreage Available	327.00
Minimum Divisible Acreage	55.00
Max Contiguous Developable Site	79.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	440' to 603'
Primary Soil Type	Complex
SC Certification Program	Certified Park

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	City of Clinton
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	686 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Gas Line #1 Size	4" (Distribution)
Distance to Gas Line #1	499 feet
Gas Line #2 Size	4" (Intrastate Transmission)
Distance to Gas Line #2	15,840 feet
Alternative Gases	None Available
Electric Providers	City of Clinton, Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation	
Road Serving Building	SC Highway 72 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (3.00 Miles)
Nearest Port	Charleston (172.00 Miles)
Nearest International Airport	Jackson International Airport (113.00 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (43.00 Miles)
Nearest Intermodal Facility	CSX Charlotte (111.00 Miles)