

Owings Industrial Site Phase II
 1mi W I-385/SC14 intchg (exit 19), N of SC14
 Fountain Inn, SC 29645

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	124-00-00-028, 096-00-00-005, 096-00-00-150
Park Status	Stand Alone Site
Location	1mi W I-385/SC14 intchg (exit 19), N of SC14
Landuse	Transportation (N) Agricultural (S) Heavy Industrial (E) Heavy Industrial (W)

Pricing	
Pricing	For Sale
Sale Price	\$20,000 to \$25,000 Per Acre

Details	
Total Site Acreage	10.00
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	760' to 826'
Primary Soil Type	Loamy Sand
Palmetto Sites Program	No

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



Utilities	
Water Provider	Laurens County Water & Sewer Commission
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Laurens County Water & Sewer Commission
Nearest Sewer Line Size	10" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Laurens Commission of Public Works
Gas Line #1 Size	6" (Distribution)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	8" (Intrastate Transmission)
Distance to Gas Line #2	400 feet
Alternative Gases	None Available
Electric Providers	Duke Energy, Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation	
Road Serving Building	Old Laurens Road (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (21.00 Miles)
Nearest Interstate	I-385 (2.00 Miles)
Nearest Marine Port	Charleston (190.00 Miles)
Nearest Intermodal Yard	CSX Charlotte (108.00 Miles)

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