

**Oliphant #1 Industrial Site**  
 InNE quad of SC 9/SR 186 junc, E of SR 186  
 Chester, SC 29706

<b>County</b>	Chester
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	ID-2
<b>Tax Map ID</b>	097-00-00-030-000
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	InNE quad of SC 9/SR 186 junc, E of SR 186
<b>Landuse</b>	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$35,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	122.00
<b>Developable Acreage</b>	110.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	93.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	542' to 542'
<b>Primary Soil Type</b>	Fine Sandy Loam
<b>Palmetto Sites Program</b>	Yes

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Completed
<b>Boundary Survey</b>	Completed
<b>Protected Species Assessment</b>	Completed
<b>Preliminary Geotechnical Exploration</b>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Completed
<b>Wetlands Delineation</b>	Completed



<b>Utilities</b>	
<b>Water Provider</b>	Chester Metropolitan District
<b>Water Line #1 Size</b>	12 inches
<b>Distance to Water Line #1</b>	On-Site
<b>Water Line #2 Size</b>	24 inches
<b>Distance to Water Line #2</b>	On-Site
<b>Wastewater Provider</b>	Chester Sewer District
<b>Nearest Sewer Line Size</b>	6" (Force)
<b>Distance to Nearest Sewer Line</b>	5,100 feet
<b>Natural Gas Provider</b>	Chester County Natural Gas
<b>Nearest Gas Line Size</b>	8" (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>	TruVista

<b>Transportation</b>	
<b>Road Serving Building</b>	SC Highway 9 (4 Lanes)
<b>Rail Access</b>	Lancaster and Chester
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-77 (10.00 Miles)
<b>Nearest Port</b>	Charleston (171.00 Miles)
<b>Nearest Commercial Airport</b>	Charlotte/Douglas International (40.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charlotte (42.00 Miles)

**Oliphant #1 Industrial Site**  
Chester County  
InNE quad of SC 9/SR 186 junc, E of SR 186  
Chester, SC 29706

