

**Ram Bay Industrial Site**

SW quadrant of I-95 and US 301 at exit 115 between Manning and Summerton  
 Manning and Summerton  
 Summerton, SC 29102



**South Carolina**  
 Department of Commerce

Just right for business.

<b>County</b>	Clarendon
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	122-00-03-014-00
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	SW quadrant of I-95 and US 301 at exit 115 between Manning and Summerton
<b>Landuse</b>	Undeveloped Land (N) Agricultural (S) Transportation (E) Agricultural (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$5,000 Per Acre

**Details**

<b>Total Site Acreage</b>	24.68
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdividable
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	150' to 155'
<b>Primary Soil Type</b>	Borrow Pit
<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>	Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



**Utilities**

<b>Water Provider</b>	City of Manning
<b>Nearest Water Line Size</b>	10 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Manning
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	10,560 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Progress Energy Service Company, LLC
<b>Telecomm Provider</b>	Farmers Telephone Cooperative

**Transportation**

<b>Road Serving Building</b>	20th Century Dr (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Florence Regional (57.00 Miles)
<b>Nearest Interstate</b>	I-95 (1.00 Mile)
<b>Nearest Marine Port</b>	Georgetown (69.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Charleston (71.00 Miles)

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