

**Powers South Industrial Site**  
 0.25 miles SE of I-385/SC14 junction (Exit 19)  
 Gray Court, SC 29645

<b>County</b>	Laurens
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	125-00-00-008
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	0.25 miles SE of I-385/SC14 junction (Exit 19)
<b>Landuse</b>	Transportation (N) Undeveloped Land (S) Undeveloped Land (E) Heavy Industrial (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$25,000 Per Acre

**Details**

<b>Total Site Acreage</b>	163.00
<b>Developable Acreage</b>	160.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	50.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	808' to 808'
<b>Primary Soil Type</b>	Complex
<b>SC Certification Program</b>	Certified Park

**Due Diligence**

<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>	Not Completed



**Utilities**

<b>Water Provider</b>	Laurens County Water & Sewer Commission
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Laurens County Water & Sewer Commission
<b>Nearest Sewer Line Size</b>	12" (Force)
<b>Distance to Nearest Sewer Line</b>	5,000 feet
<b>Natural Gas Provider</b>	Laurens Commission of Public Works
<b>Gas Line #1 Size</b>	6" (Distribution)
<b>Distance to Gas Line #1</b>	On-Site
<b>Gas Line #2 Size</b>	8" (Intrastate Transmission)
<b>Distance to Gas Line #2</b>	1,000 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	Piedmont Rural Telephone Company, Inc.

**Transportation**

<b>Road Serving Building</b>	Old Laurens Road (2 Lanes)
<b>Rail Access</b>	Carolina Piedmont Railway
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-385 (3.00 Miles)
<b>Nearest Port</b>	Charleston (188.00 Miles)
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (23.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charlotte (97.00 Miles)

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