

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

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

Pricing

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|-------------------|-------------------|
| Pricing | For Sale |
| Sale Price | \$25,000 Per Acre |

Details

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

Due Diligence

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|--|---------------|
| 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

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|---------------------------------------|---|
| 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 | 12" (Force) |
| Distance to Nearest Sewer Line | 5,000 feet |
| 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 | 1,000 feet |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | Piedmont Rural Telephone Company, Inc. |

Transportation

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

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Just right for business.

