

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

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

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

Details

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	Palmetto Sites

Due Diligence

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

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

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)