

Owings Industrial Park 315K Pad

Owings Park Blvd.
Gray Court, SC 29645



South Carolina
Department of Commerce

Just right for business.

County	Laurens
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	096-00-00-156, 096-00-00-142
Park Status	Owings Industrial Park (Total Park Acreage: 323.00 Acres)
Location	Owings Park Blvd.
Landuse	Agricultural (N) Heavy Industrial (S) Transportation (E) Heavy Industrial (W)

Pricing

Pricing	For Sale/Build to Suit
Sale Price	\$55,000 Per Acre
Anticipated Lease Rate	\$3.00 to \$8.00/sqft/year

Details

Total Available Acreage	21.51
Developable Acreage	21.51
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	21.51
Maximum Building Size	315,000.00
Site Improvements	Pad-Ready
Elevation Range	826' to 826'
Primary Soil Type	Loamy Sand

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Not Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Not 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	10" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Laurens Commission of Public Works
Nearest Gas Line Size	10" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Providers	AT&T, Piedmont Rural Telephone Company, Inc.

Transportation

Road Serving Site	Owings Park Boulevard (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (22.00 Miles)
Nearest Interstate	I-385 (5.00 Miles)
Nearest Marine Port	Charleston (190.00 Miles)
Nearest Inland Port	Inland Port Greer (25.00 Miles)
Nearest Intermodal Yard	NS Greer (25.00 Miles)

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