

# Aiken Ventures Industrial Park

0.5mi W of US 1/SR 26 junc, N of SR 26  
 Adjacent to South side of Aiken Municipal Airport  
 Aiken, SC 29805



**South Carolina**  
 Department of Commerce

Just right for business.

<b>County</b>	Aiken
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial-Commercial
<b>Tax Map ID</b>	134-05-01-004; 134-05-01-006 134-05-02-002 134-05-02-003 134-06-04-004
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	0.5mi W of US 1/SR 26 junc, N of SR 26 Adjacent to South side of Aiken Municipal Airport
<b>Landuse</b>	Transportation (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$15,000 to \$25,000 Per Acre

## Details

<b>Total Site Acreage</b>	138.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	Not Subdivideable
<b>Max Contiguous Developable Site</b>	42.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	512' to 542'
<b>Primary Soil Type</b>	Loam
<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>	Not Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



## Utilities

<b>Water Provider</b>	City of Aiken
<b>Nearest Water Line Size</b>	16 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	City of Aiken
<b>Nearest Sewer Line Size</b>	12" (Force)
<b>Distance to Nearest Sewer Line</b>	1,881 feet
<b>Natural Gas Provider</b>	Dominion Energy
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	Aiken Electric Cooperative, Dominion Energy
<b>Telecomm Provider</b>	AT&T

## Transportation

<b>Road Serving Building</b>	Reynolds Pond Rd (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-20 (2.00 Miles)
<b>Nearest Port</b>	Savannah (133.00 Miles)
<b>Nearest Commercial Airport</b>	Augusta Regional (32.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Savannah (136.00 Miles)

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