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|---------------------|---|
| County | York |
| Municipality | Unincorporated |
| Zoning | LI - Light Industrial |
| Tax Map ID | 3680000019 |
| Park Status | Westgate Industrial Park |
| Location | US 321 and SR 4 in Clover, SC |
| Landuse | Agricultural (N) Residential (S) Commercial (E) Agricultural (W) |

Pricing

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

Details

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|--|-------------------|
| Total Site Acreage | 130.00 |
| Developable Acreage | 89.00 |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | 5.00 |
| Max Contiguous Developable Site | 20.30 |
| Maximum Building Size | 100,000.00 |
| Site Improvements | Forested |
| Elevation Range | 783' to 783' |
| Primary Soil Type | Friable Materials |
| Palmetto Sites Program | No |

Due Diligence

| | |
|--|---------------|
| Cultural Resource Identification Survey | Completed |
| Boundary Survey | Not Completed |
| Protected Species Assessment | Completed |
| Preliminary Geotechnical Exploration | Completed |
| Phase 1 EPA Site Assessment | Not Completed |
| Topographical Survey | Completed |
| Wetlands Delineation | Not Completed |



Utilities

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|---------------------------------------|-----------------------------------|
| Water Provider | Town of Clover |
| Nearest Water Line Size | 8 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | Town of Clover |
| Sewer Line #1 Size | 8" (Gravity) |
| Distance to Sewer Line #1 | On-Site |
| Sewer Line #2 Size | 6" (Force) |
| Distance to Sewer Line #2 | On-Site |
| Natural Gas Provider | York County Natural Gas Authority |
| Gas Line #1 Size | 6" (Distribution) |
| Distance to Gas Line #1 | On-Site |
| Gas Line #2 Size | 2" (Distribution) |
| Distance to Gas Line #2 | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | AT&T |

Transportation

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|------------------------------------|---|
| Road Serving Building | US HWY 321 (5 Lanes) |
| Rail Access | No |
| Runway Access | No |
| Barge Access | No |
| Nearest Interstate | I-85 (20.00 Miles) |
| Nearest Port | Charleston (201.00 Miles) |
| Nearest Commercial Airport | Charlotte/Douglas International (26.00 Miles) |
| Nearest Intermodal Facility | CSX Charlotte (26.00 Miles) |

Westgate Industrial Park
 York County
 US 321 and SR 4 in Clover, SC
 Clover, SC 29710

