

<b>County</b>	Laurens
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Park Covenants
<b>Tax Map ID</b>	068-00-00-017
<b>Park Status</b>	Woodfield Industrial Park (Total Park Acreage: 278.31 Acres)
<b>Location</b>	I-385, 1.5 miles NW of I-385/SC14
<b>Landuse</b>	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

**Pricing**

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

**Details**

<b>Total Available Acreage</b>	63.00
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	300,000.00
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	820' to 820'
<b>Primary Soil Type</b>	Complex

**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>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



**Utilities**

<b>Water Provider</b>	Greenville Water System
<b>Nearest Water Line Size</b>	8 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Laurens County Water & Sewer Commission
<b>Nearest Sewer Line Size</b>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	Fountain Inn Natural Gas System
<b>Nearest Gas Line Size</b>	4" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	Duke Energy, Laurens Electric Cooperative
<b>Telecomm Provider</b>	Service Not Available

**Transportation**

<b>Road Serving Site</b>	International Blvd. (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (20.00 Miles)
<b>Nearest Interstate</b>	I-385 (4.00 Miles)
<b>Nearest Marine Port</b>	Charleston (192.00 Miles)
<b>Nearest Inland Port</b>	Inland Port Greer (23.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Greer (23.00 Miles)

**Woodfield Tompkins Industrial Site**  
Laurens County  
I-385, 1.5 miles NW of I-385/SC14  
Fountain Inn, SC 29644

