

County	York
Municipality	City
Zoning	GI - General Industrial
Tax Map ID	0201301063
Park Status	Bradley Industrial Park
Location	Banks Rd and Fort Mill Parkway
Landuse	Light Industrial (N) Waterway (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing

Pricing	For Sale
Sale Price	\$75,000 to \$100,000 Per Acre

Details

Total Site Acreage	200.00
Developable Acreage	64.50
Additional Acreage Available	73.00
Minimum Divisible Acreage	11.00
Max Contiguous Developable Site	38.50
Maximum Building Size	400,000.00
Site Improvements	Forested
Elevation Range	488' to 642'
Primary Soil Type	Alluvial
Palmetto Sites Program	No

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	Completed



Utilities

Water Provider	Town of Fort Mill
Nearest Water Line Size	16 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Town of Fort Mill
Nearest Sewer Line Size	21" (Gravity)
Distance to Nearest Sewer Line	40 feet
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	4" (Distribution)
Distance to Gas Line #2	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	Comporium Communications

Transportation

Road Serving Building	Banks Rd (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (3.00 Miles)
Nearest Port	Charleston (191.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (19.00 Miles)
Nearest Intermodal Facility	NS Charlotte (22.00 Miles)

Bradley Industrial Park - East
York County
Banks Rd and Fort Mill Parkway
Fort Mill, SC 29715

