

# I-20 Industrial Center 150,000 Sq. Ft. Pad Ready Site

Browntown Rd.  
Bishopville, SC 29010

<b>County</b>	Lee
<b>Municipality</b>	City
<b>Zoning</b>	Heavy Industrial
<b>Tax Map ID</b>	029-00-00-418-000
<b>Park Status</b>	I-20 Industrial Center (Total Park Acreage: 242.00 Acres)
<b>Location</b>	Browntown Rd.
<b>Is In SC Opportunity Zone</b>	Yes
<b>Landuse</b>	Agricultural (N) Agricultural (S) Commercial (E) Light Industrial (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$20,000 Per Acre

<b>Details</b>	
<b>Total Available Acreage</b>	14.00
<b>Developable Acreage</b>	14.00
<b>Additional Acreage Available</b>	228.00
<b>Minimum Divisible Acreage</b>	Not Subdividable
<b>Max Contiguous Developable Site</b>	14.00
<b>Maximum Building Size</b>	150,000.00
<b>Site Improvements</b>	Pad-Ready
<b>Elevation Range</b>	235' to 240'
<b>Primary Soil Type</b>	LOAMY SAND

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Completed
<b>Boundary Survey</b>	Completed
<b>Protected Species Assessment</b>	Completed
<b>Preliminary Geotechnical Exploration</b>	Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Completed
<b>Wetlands Delineation</b>	Completed



<b>Utilities</b>	
<b>Water Provider</b>	City of Bishopville
<b>Wastewater Provider</b>	City of Bishopville
<b>Natural Gas Provider</b>	Dominion Energy
<b>Electric Provider</b>	Black River Electric Coop
<b>Telecomm Provider</b>	Service Not Available

<b>Transportation</b>	
<b>Road Serving Site</b>	Browntown Rd. (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Commercial Airport</b>	Florence Regional (35.00 Miles)
<b>Nearest Interstate</b>	I-20 (1.00 Mile)
<b>Nearest Marine Port</b>	Georgetown (89.00 Miles)
<b>Nearest Inland Port</b>	Dillon Inland Port (59.00 Miles)
<b>Nearest Intermodal Yard</b>	NS Charlotte (87.00 Miles)

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Just right for business.

