

# AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance  
South Carolina



## Hamrick Industrial Site

US 76  
Westminster, SC 29678

### LOCATION DESCRIPTION

2150 Sandifer Blvd.

Park Status: None  
Municipality: Unincorporated  
Zoning: Control Free  
Land Use: North: Commercial  
South: Undeveloped Land  
East: Undeveloped Land  
West: Light Industrial  
Tax Map ID(s): 252-00-02-001

### UTILITIES

#### Water System

Provider: Westminster Public Works  
Nearest Line Size: 10 inches

#### Wastewater System

Provider: Westminster Public Works  
Nearest Line Size: 20 Inches (Gravity)

#### Natural Gas

NG Provider: Fort Hill Natural Gas  
Nearest Line Size: 4 Inches

#### Telecomm. Provider:

AT&T

#### Electric Provider:

Blue Ridge Electric Co-op

### TRANSPORTATION

Road Serving Site: US 76 (4 Lanes)

#### Nearest

Interstate: I-85 (13 Miles)  
Port: Charleston (254 Miles)  
Commercial Arprt: GSP International (54 Miles)  
Intermodal: NS Atlanta (121 Miles)  
Rail Access: No  
Runway Access: No

### PRICING INFORMATION

For Sale - \$18,000 per acre

### SITE DETAILS

Total Site Acreage: 105.62  
Developable Acreage: Undetermined  
Addtl. Acreage Avail.: Undetermined  
Min. Divisible Acreage: 105.62  
Max. Contig. Acreage: Undetermined  
Max. Building Size: Undetermined  
Improvements: Forested  
Elevation Range: 760' to 820'  
Primary Soil Type: Sandy Loam  
SC Certified Site: None

### COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation