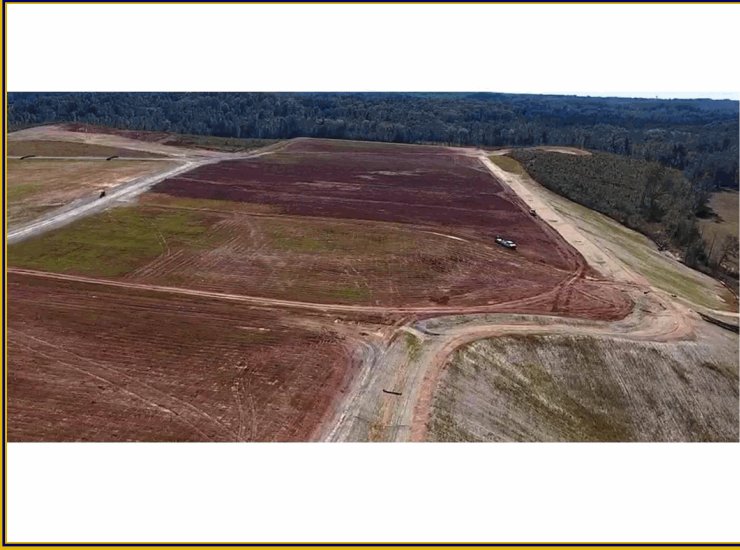


AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



OITP Site 2

SC Highway 11
Westminster, SC 29693

LOCATION DESCRIPTION

This 49.5 acre site is located in the Oconee Industry & Technology Park.

Park Status: Oconee Industry & Technology Park
Municipality: Unincorporated
Zoning: Industrial
Land Use: North: Light Industrial
South: Light Industrial
East: Light Industrial
West: Light Industrial
Tax Map ID(s): 221-00-01-001

UTILITIES

Water System

Provider: Walhalla Public Works
Nearest Line Size: 10 inches

Wastewater System

Provider: Walhalla Public Works
Nearest Line Size: 12 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

SITE DETAILS

Total Site Acreage: 49.50
Developable Acreage: 49.50
Addtl. Acreage Avail.: 85
Min. Divisible Acreage: 10.00
Max. Contig. Acreage: 49.50
Max. Building Size: 400,000 Sq.Ft.
Improvements: Cleared
Elevation Range: 881' to 881'
Primary Soil Type: Alluvial Land
SC Certified Site: Certified Park

TRANSPORTATION

Road Servicing Site: SC Highway 11 (2 Lanes)
Nearest Interstate: I-85 (16 Miles)
Port: Charleston (248 Miles)
Commercial Arprt: GSP International (57 Miles)
Intermodal: NS Greer (58 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

Transaction: For Sale
Sale Price: \$10,000 Per Acre
Lease Price:

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