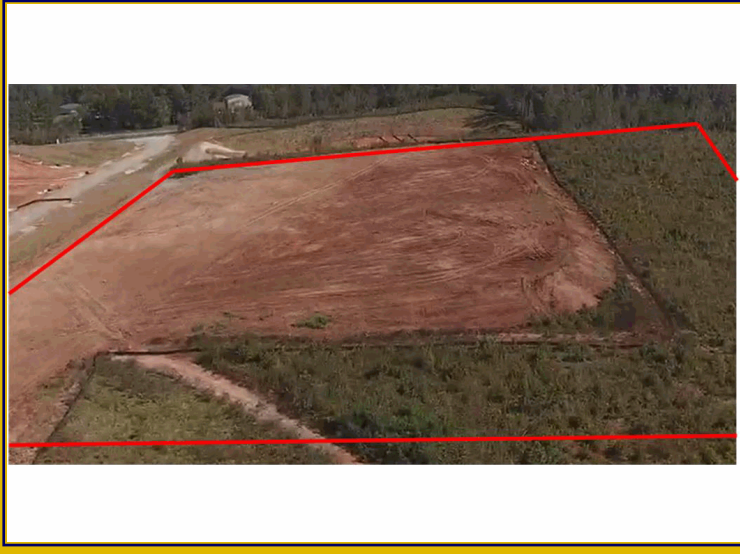


AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



OITP Site 3

SC Hwy 11
Westminster, SC 29693

LOCATION DESCRIPTION

1000 Innovation Way

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 (Force)

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 Servicing Site: SC Hwy 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

For Sale - \$10,000 per acre

SITE DETAILS

Total Site Acreage: 26.00
Developable Acreage: 26.00
Addtl. Acreage Avail.: 50
Min. Divisible Acreage: 10.00
Max. Contig. Acreage: 26.00
Max. Building Size: 100,000 Sq.Ft.
Improvements: Partially Cleared
Elevation Range: 869' to 869'
Primary Soil Type: Clay Loam
SC Certified Site: Certified Park

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