

AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



OITP 50,000 SF Pad Site

SC Highway 11
Westminster, SC 29693

LOCATION DESCRIPTION

This 50,000 SF Pad 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

TRANSPORTATION

Road Serving Site: SC Highway 11 (2 Lanes)

Nearest

Interstate: I-85 (18 Miles)
Port: Charleston (248 Miles)
Commercial Arprt: GSP International (57 Miles)
Intermodal: NS Atlanta (114 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

For Sale - \$48,000 per acre

SITE DETAILS

Total Site Acreage: 23.30
Developable Acreage: 23.30
Addtl. Acreage Avail.: 100
Min. Divisible Acreage: 23.30
Max. Contig. Acreage: 100.00
Max. Building Size: 200,000 Sq.Ft.
Improvements: Pad-Ready
Elevation Range: 891' to 891'
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