

# AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance  
South Carolina



## Seneca Rail Park

Shiloh Road  
Seneca, SC 29678

### LOCATION DESCRIPTION

Site is located 2.6 miles Southwest of intersection of US 76/123 & Wells Hwy

Park Status: None  
Municipality: City  
Zoning: Industrial District  
Land Use: North: Residential  
South: Residential  
East: Undeveloped Land  
West: Residential  
Tax Map ID(s): 240-00-04-149

### UTILITIES

#### Water System

Provider: Seneca Light & Water  
Nearest Line Size: 12 inches

#### Wastewater System

Provider: Seneca Light & Water  
Nearest Line Size: 10 Inches (Gravity)

#### Natural Gas

NG Provider: Fort Hill Natural Gas  
Nearest Line Size: 8 Inches

Telecomm. Provider: AT&T

Electric Provider: Blue Ridge Electric Co-op

### SITE DETAILS

Total Site Acreage: 111.08  
Developable Acreage: 82.00  
Addtl. Acreage Avail.: Undetermined  
Min. Divisible Acreage: 30.00  
Max. Contig. Acreage: 38.00  
Max. Building Size: 500,000 Sq.Ft.  
Improvements: Forested  
Elevation Range: 848' to 961'  
Primary Soil Type: Clay Loam  
SC Certified Site: Certified Park

### TRANSPORTATION

Road Serving Site: Shiloh Road (2 Lanes)

#### Nearest

Interstate: I-85 (15 Miles)  
Port: Charleston (248 Miles)  
Commercial Arprt: GSP International (48 Miles)  
Intermodal: CSX Charlotte (135 Miles)  
Rail Access: Yes (Norfolk Southern Railway)  
Runway Access: No

### PRICING INFORMATION

For Sale - \$10,000 per acre

### 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