



CLINTON *South Carolina*



County	Laurens
Municipality	City
Zoning	Partially in I-1
Tax Map ID	901-35-01-004
Park Status	Clinton 26 Commerce Park: North
Location	20100 SC Hwy 7220101 SC Hwy 72Clinton, SC 29325
Landuse	Agricultural (N) Commercial (S) Agricultural (E) Agricultural (W)

Pricing

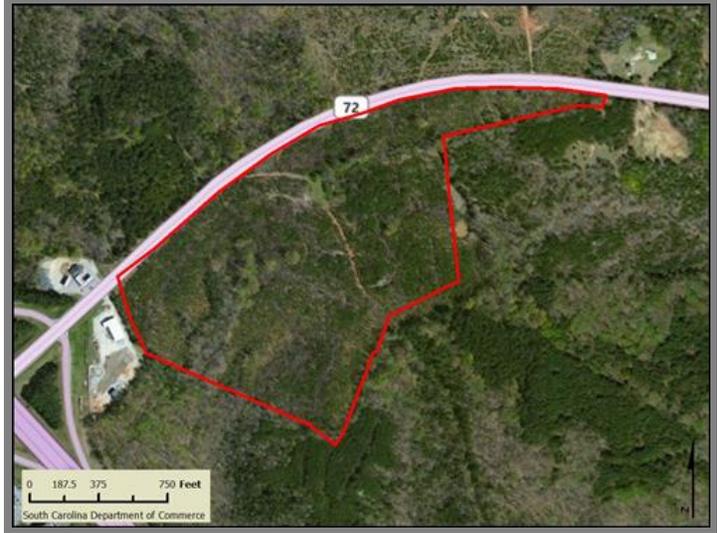
Pricing	For Sale
Sale Price	\$20,000 to \$30,000

Details

Total Site Acreage	56.00
Developable Acreage	56.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	541' to 603'
Primary Soil Type	Complex
SC Certification Program	Certified Park

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	City of Clinton
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	686 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	2,500 feet
Alternative Gases	None Available
Electric Providers	City of Clinton, Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	SC Hwy 72 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (0.00 Miles)
Nearest Port	Charleston (168.00 Miles)
Nearest International Airport	Jackson International Airport (112.00 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (44.00 Miles)
Nearest Intermodal Facility	CSX Charlotte (110.00 Miles)

