

SITES ANDBUILDINGS

Colleton County Commerce Center Certified Site



Colleton County Commerce Center is a newly announced Class A business park designed for national/international light manufacturing, distribution, commercial and professional office investments.

Tax Map #: 097-00-00-050; 097-00-00-051

Location: I-95 / Exit 62 East

Total Acres: 260

Mfg/Distribution: 170 +/- acres

Commercial/Prof.: 28 +/- acres

Common Areas: 62 +/- acres

Technical Assessments Completed:

- Restrictive Covenants
- Boundary Survey
- Topographic Survey
- Phase I Environmental
- Soil Borings
- Endangered Species Study
- Cultural Resource Study
- Wetlands Delineation/Mitigation
- Phase I Storm Drainage Plan
- Interior Roads, W/S Lines Designed/Permitted
- Fill Dirt Available
- Seismic Testing Completed

Present Land Use: Developing

Fire Protection Rating: ISO-4

Zoning: PDD

FTZ: Yes

Interstate 95: 1/2 mile

Utilities:

Water: 1,050 GPM
500,000 Gallon Elevated Tank
12" Line

Sewer: Municipal
12" Gravity
10" Forced
750 GPM Pump Station on Site

Gas: SCE&G; 8"

Fiber optics:
Palmetto Telephone Cooperative

Power: Coastal Electric Cooperative
SCE&G

Ports / Airports: Charleston, SC / Savannah, GA - 1 hour

Price: Industrial: \$30,000/acre
Commercial: Ground Lease Only



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