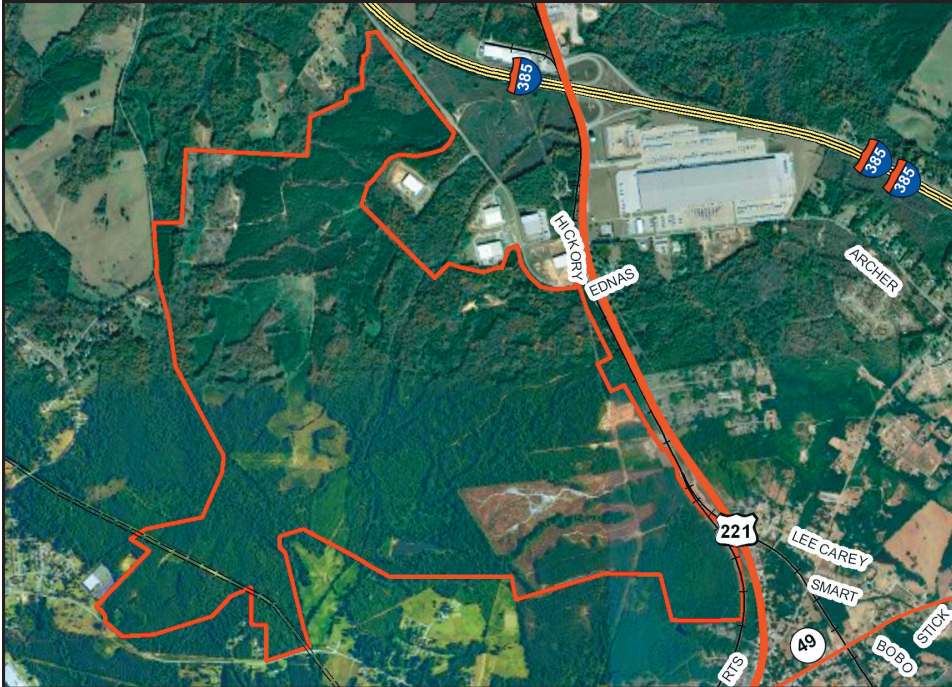


FLEMING SMITH INDUSTRIAL SITE

Laurens, South Carolina

*ACCELERATING
INDUSTRIAL
PROGRESS...*

LAURENS COUNTY
SOUTH CAROLINA



Toll Free: 866.548.9674

Direct: 864.939.0580

Fax: 864.939.0016

Mailing Address:

P.O. Box 427

Laurens, SC 29360

291 Professional Park Road

Clinton, SC 29325

LOCATION & MAPS:

Location – US 76, 0.5 miles NW of US 76 / SC 66 Intersect

Multi-County Park Status – No

Total Acres – 1,380

Minimum Acres – 25

Maximum Acres – 1,380

Land Available Contiguous to Site – Yes

Current Land Use – Dormant

Surrounding Land Use – Industrial, Commercial

Soil Type – Sandy Loam

Range of elevation (Ft Above MSL) – 627-686

UTILITIES:

Water – Laurens Commission of Public Works

Size of Water Main – 12"

Gas – Laurens Commission of Public Works

Size of Gas Main – 4"

Sewer Authority – Laurens County Water & Sewer

Sewer Type – 12"

Electricity – Laurens Electric Cooperative/Duke Energy

Fire Protection – Laurens County FD

ISO Rating – 4/9

TRANSPORTATION & ACCESS:

Interstate – I-385, 0 mile : I-26, 9 miles

Primary Airport – GSP International Airport, 32 miles

Civil Airport – Laurens County Airport, 5 miles

Railroad – CSX

Port – Charleston, 179 miles

Fire (Miles to Site) – 4.52

Police (Miles to Site) – 4.00

SALES:

Price – \$5,000 - \$16,000/acre

Source – Laurens County Development Corporation

WWW.LAURENSCOUNTY.ORG