

Available Industrial Site

300,000 SF Pad Site (Certified)

45.20 Acres

Oconee Economic Alliance
South Carolina



LOCATION

Address: Oconee Industry & Technology Park
City: Westminster
State: SC
Zip Code: 29693
County: Oconee
Tax Map ID:

SALES / LEASE INFORMATION

Sale:
 Minimum Price per Acre: \$48,000
 Maximum Price per Acre:
Lease: No
Subdividable: No

PROPERTY INFORMATION

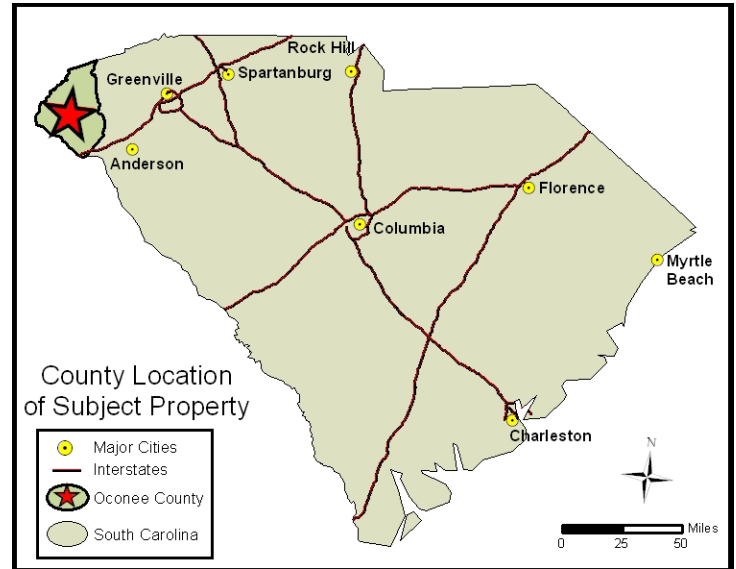
Site or Park: Site
Subject Property Size: 45.20 acres
Additional Property Available:
Max. Available for Purchase: 45.20 Acres
Min. Available for Purchase: 45.20 Acres
Certified Property: Yes
Zoning Description: Industrial; Park Covenants on file
Surrounding Land Use: Agriculture, Residential, Commercial
Current Land Use of Property: Industrial Park Under Development
Minimum Elevation: 830.00
Maximum Elevation: 890.00
Primary Soil Type: Loam

TRANSPORTATION ACCESSIBILITY

Closest Interstate: I-85 18.0 miles
Closest Port: Greer 64.0 miles
Closest Rail Line: None
Rail Access:
Closest Commercial Airport:
 GSP International Airport 58.3 Miles
Closest Civil Airport:
 Oconee Co. Regional 14.0 Miles

COMMENTS

There is a 300,000 SF building pad graded on the site; Park Coordinates, Oconee Industry & Technology Park @ 34.69924, -83.050804. This site is within a Foreign Trade Zone eligible area. For more info, please contact our office at 864-638-4210.



UTILITIES & SERVICE

Water Service Provider: City of Walhalla
Water Main Diameter: 8 inches
Distance to Water Line: On-site
Comments:
Sewer Service Provider: City of Walhalla
Sewer Main Diameter: 10 inches
Sewer Type (Force/Gravity): Gravity
Distance to Sewer Line: On-site
Comments:
Natural Gas Provider: Fort Hill Natural Gas
Natural Gas Line Diameter: inches
Natural Gas Proximity: <1 mile from park
Comments: Extension of gas can be coordinated w/construction
Primary Electricity Provider: Blue Ridge Electric Cooperative
Alt. Electricity Provider:
Comments: Site is served by a 28MVA substation inside park
Telecom Available: Yes
Fiber Optics Available: Yes
Cable Available: Yes
Fire Department: Walhalla Fire Department
Distance to Fire Dept: 5.20 miles
Fire Dept's ISO Rating: 5

Property ID: S0440

Last Update: 04/25/14

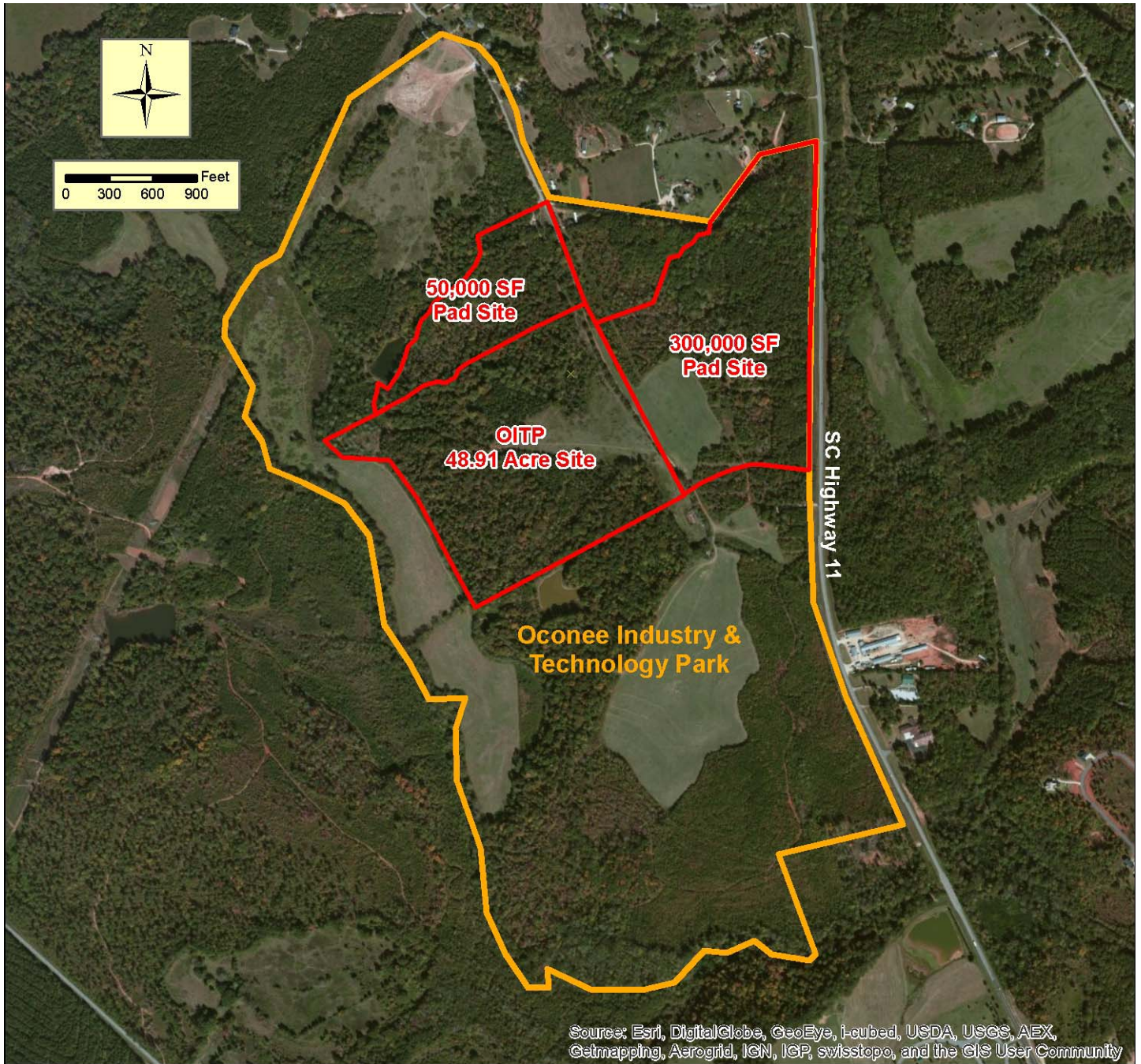
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AERIAL IMAGE



Basemap: Various sources / Compiled by ESRI

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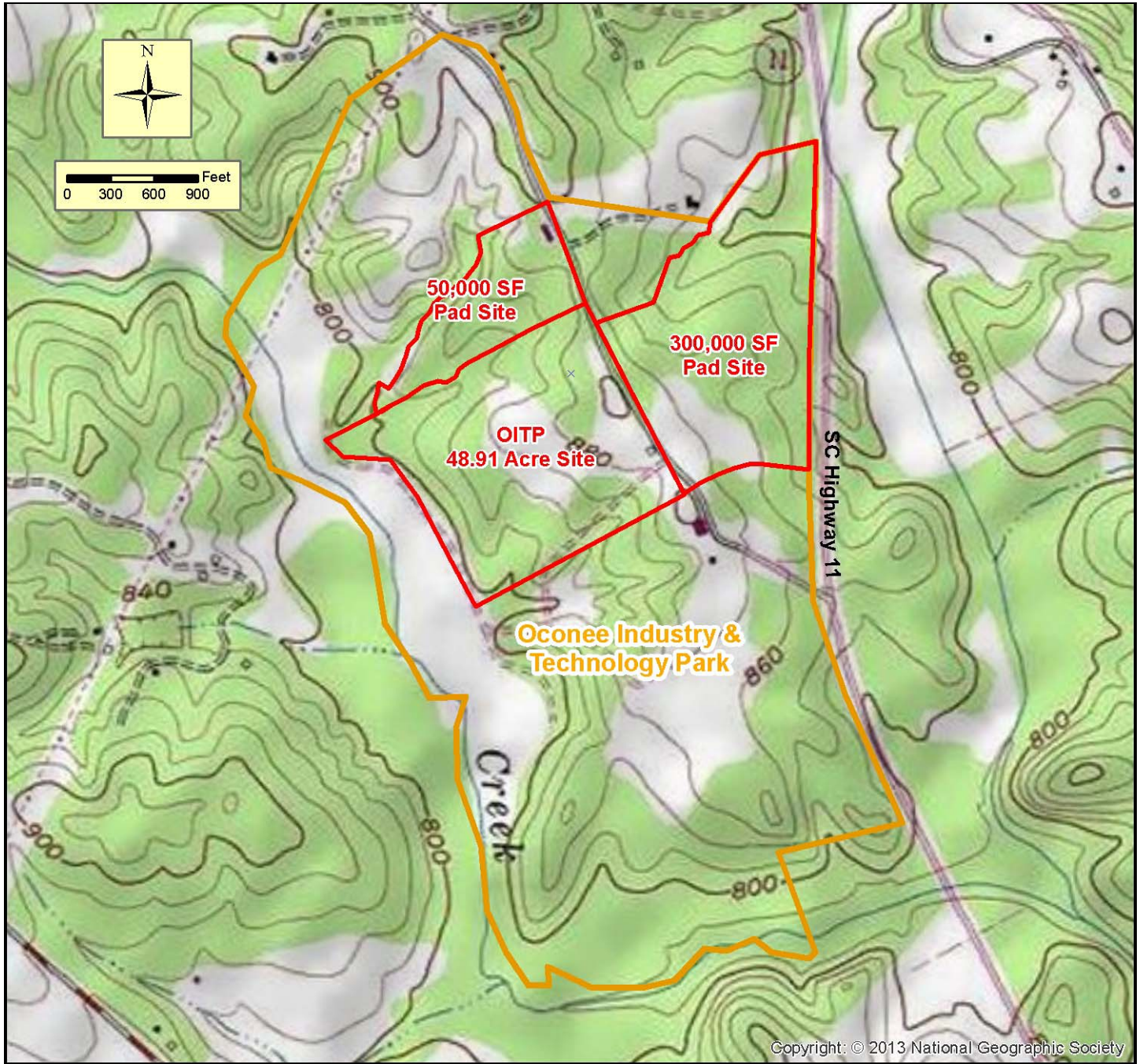
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TOPOGRAPHY



Basemap: Oconee Co. Economic Development Comm.

Contour Interval:

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