

AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance
South Carolina



OITP 50,000 SF Pad Site

SC Highway 11
Westminster, SC 29693

LOCATION DESCRIPTION

This 50,000 SF Pad Site is located in the Oconee Industry & Technology Park.

Park Status: Oconee Industry & Technology Park
Municipality: Unincorporated
Zoning: Industrial

Surrounding Land Use:

North: Light Industrial
South: Light Industrial
East: Light Industrial
West: Light Industrial

Tax Map ID(s): 221-00-01-001

UTILITIES

Water System

Provider: Walhalla Public Works
Nearest Line Size: 10 inches
Dist to Nearest Line: On Site

Wastewater System

Provider: Walhalla Public Works
Size: 12 inches (Gravity)
Dist to Nearest Line: On Site

Natural Gas

NG Provider: Fort Hill Natural Gas
Nearest Line Size: 4 inches (Distribution)
Dist to Nearest Line: On Site

Telecomm. Provider: AT&T

Electric Provider: Blue Ridge Electric Cooperative

TRANSPORTATION

Road Servicing Site: SC Highway 11 (2 lanes)

Nearest

Interstate: I-85 (15 Miles)
Port: South Carolina Inland Port (58 Miles)
Commercial Arprt: GSP International (56 miles)
Intermodal: NS Atlanta (104 Miles)
Rail Access: No
Runway Access: No

PRICING INFORMATION

Pricing: For Sale
Sale Price: \$48,000 / acre
Lease Price:

SITE DETAILS

Total Site Acreage: 23
Developable Acreage: 23
Addtl. Acreage Avail.:
Min. Divisible Acreage: Not Subdividable
Max. Contig. Acreage: Undetermined
Max. Building Size: Undetermined
Improvements: Pad-Ready
Elevation Range: 814' to 891'
Primary Soil Type: Clay Loam
SC Certified Site: Yes

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