

Site Data Sheet IPR										
INDUSTRIAL SITE PROFILE										
Contact Information										
Identity	Name	Street	City	County	State	Zip				
Site	Union Commerce Park	LSP Road	Union	Union	SC	29379				
Local Economic Development Office	Union County Development Board	207 South Herndon Street	Union	Union	SC	29379				
Contact	Andrea Powell-Baker	207 South Herndon Street	Union	Union	SC	29379				
General Information										
Zoning Classification	Industrial/Manufacturing		Summarize any incentives, tax structure, financing etc. that could apply to a new occupant and any additional information or remarks. (150-200 word limit)							
Acreage	30 (Owned by Union County)									
Total Number of Lots	1									
Number of Lots Available	1									
Selling Price Per Acre	\$10,000									
Transportation										
Interstate access (name, distance)	Interstate 85 - 22 miles		<p>In Union County, we can help you cut through all the "red tape". The Union County Development Board is an expert group of advisors from Public and Private Utilities, Industry, Small Business, Healthcare, Finance, Tourism, and Secondary and Higher Education.</p> <p>We offer:</p> <ul style="list-style-type: none"> • A collaborative decision-making team • Excellent customer service • Coordination of prospect and client engagement activities • Resources for identifying funding sources • Low cost of doing business • Low cost of living <p>We coordinate and support:</p> <ul style="list-style-type: none"> • Workforce development activities • Incentive negotiations <p>Our local and state pro-business policies are demonstrated through:</p> <ul style="list-style-type: none"> • Ways to reduce your corporate income tax liability • Property tax incentives tailored to meet your company's need • Sales tax exemptions that will reduce start-up costs and annual operating costs • Special discretionary incentives locally and at the state level to meet the needs of individual companies on a case-by-case basis. 							
Highway Linkage										
Name	US Highway 176									
2 or 4 Lane	4									
Miles from Site	Adjacent									
Internal Site Access										
Rail Service (if applicable)	Yes									
Carrier	Norfolk Southern									
Main or Branch Line	Main									
Spur Yes or No, if No: Distance to Rail	No -.48 mile									
Water										
Provider	City of Union									
Water Main	Yes									
Size	12 inch									
Sewer										
Provider	City of Union									
Sewer Main	Gravity									
Size	12 inch									
Protective Services										
Fire Insurance Class Rating	6									
Fire	Bonham Fire Department									
Police	City of Union Public Safety/Union County Sheriff's Department									
Electric Power										
Service Provider	Unassigned: Served by Broad River Electric Cooperative and Lockhart Power Company									
Service Voltage to Site/Building										
Electric Redundancy										
Natural Gas										
Provider	City of Union									
Size of Gas Line	8 inch									
Telecommunications Service										
Local Exchange Carrier	AT&T									
Broadband	Yes									
Cable	Yes									
Special Information										
State Enterprise Zone	N/A									
Enterprise Community	N/A									
Empowerment Zone	N/A									
Foreign Trade Zone	Yes									
Specialized Local Zones	N/A									
Fast Track Permitting	N/A									
Special Designations (Certified, Shovel Ready etc)	Shovel Ready									
Provide include a still photograph, aerial photograph, artist rendition, etc-300dpi min										