

Greenwood County North Industrial Park

Just north of the Colgate-Palmolive plant on US Hwy 25N, a four-lane divided median highway.

Hodges, SC 29653



South Carolina
Department of Commerce

Just right for business.

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|---------------------|--|
| County | Greenwood |
| Municipality | Unincorporated |
| Zoning | Rural Development District |
| Tax Map ID | 6930-157-834 6930-326-859 6930-151-715 6930-308-770 |
| Park Status | Greenwood County North Industrial Park |
| Location | Just north of the Colgate-Palmolive plant on US Hwy 25N, a four-lane divided median highway. |
| Landuse | Residential (N) Residential (S) Undeveloped Land (E) Agricultural (W) |

Pricing

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| Pricing | For Sale |
| Sale Price | \$7,500 Per Acre |

Details

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| Total Site Acreage | 141.22 |
| Developable Acreage | 109.75 |
| Additional Acreage Available | 1,021.00 |
| Minimum Divisible Acreage | 17.00 |
| Max Contiguous Developable Site | 72.49 |
| Maximum Building Size | 250,000.00 |
| Site Improvements | Forested |
| Elevation Range | 615' to 615' |
| Primary Soil Type | Loamy Sand |
| SC Certification Program | Certified Park |

Due Diligence

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| Cultural Resource Identification Survey | Completed |
| Boundary Survey | Completed |
| Protected Species Assessment | Completed |
| Preliminary Geotechnical Exploration | Completed |
| Phase 1 EPA Site Assessment | Completed |
| Topographical Survey | Completed |
| Wetlands Delineation | Completed |



Utilities

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|---------------------------------------|---|
| Water Provider | Greenwood Commissioners of Public Works |
| Nearest Water Line Size | 12 inches |
| Distance to Nearest Water Line | On-Site |
| Wastewater Provider | Ware Shoals Water and Sewer |
| Nearest Sewer Line Size | 24" (Gravity) |
| Distance to Nearest Sewer Line | 170 feet |
| Natural Gas Provider | Greenwood Commissioners of Public Works |
| Nearest Gas Line Size | 12" (Distribution) |
| Distance to Nearest Gas Line | On-Site |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | CenturyLink |

Transportation

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|--------------------------------------|---|
| Road Serving Building | Hwy 25N (4 Lanes) |
| Rail Access | No |
| Runway Access | No |
| Barge Access | No |
| Nearest Interstate | I-385 (29 Miles) |
| Nearest Port | Charleston (183 Miles) |
| Nearest International Airport | Charlotte Douglas International Airport - 5501 Josh Birmingham Parkway, Charlotte, North Carolina (125 Miles) |
| Nearest Commercial Airport | Greenville-Spartanburg International (52 Miles) |
| Nearest Intermodal Facility | CSX Charlotte (126 Miles) |