

Greenwood East Rail Park

Located just off Emerald Road, a major industrial corridor in Greenwood.
Greenwood, SC 29649

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| County | Greenwood |
| Municipality | Unincorporated |
| Zoning | I-1 Industrial and AG-1 |
| Tax Map ID | 6877-080-212; 6877-121-060; 6877-109-021; 6867-767-155; 6867-784-025 |
| Park Status | Stand Alone Site |
| Location | Located just off Emerald Road, a major industrial corridor in Greenwood. |
| Landuse | Agricultural (N) Light Industrial (S) Agricultural (E) Light Industrial (W) |

Pricing

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| Pricing | For Sale |
| Sale Price | \$9,500 to \$14,500 Per Acre |

Details

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| Total Site Acreage | 512.60 |
| Developable Acreage | Undetermined |
| Additional Acreage Available | Undetermined |
| Minimum Divisible Acreage | Not Subdividable |
| Max Contiguous Developable Site | Undetermined |
| Maximum Building Size | 1,180,000.00 |
| Site Improvements | Partially Cleared |
| Elevation Range | 601' to 601' |
| Primary Soil Type | Sandy Clay Loam |
| SC Certification Program | None |

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 | Greenwood Metropolitan District |
| Nearest Sewer Line Size | 8" (Gravity) |
| Distance to Nearest Sewer Line | On-Site |
| Natural Gas Provider | Greenwood Commissioners of Public Works |
| Nearest Gas Line Size | 2" (Distribution) |
| Distance to Nearest Gas Line | 700 feet |
| Alternative Gases | None Available |
| Electric Provider | Duke Energy |
| Telecomm Provider | CenturyLink |

Transportation

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| Road Serving Building | Old Brickyard Road (2 Lanes) |
| Rail Access | CSX Transportation |
| Runway Access | No |
| Barge Access | No |
| Nearest Interstate | I-26 (27 Miles) |
| Nearest Port | Charleston (172 Miles) |
| Nearest International Airport | Charlotte Douglas International Airport - 5501 Josh Birmingham Parkway, Charlotte, North Carolina (118 Miles) |
| Nearest Commercial Airport | Greenville-Spartanburg International (60 Miles) |
| Nearest Intermodal Facility | NS Charlotte (120 Miles) |