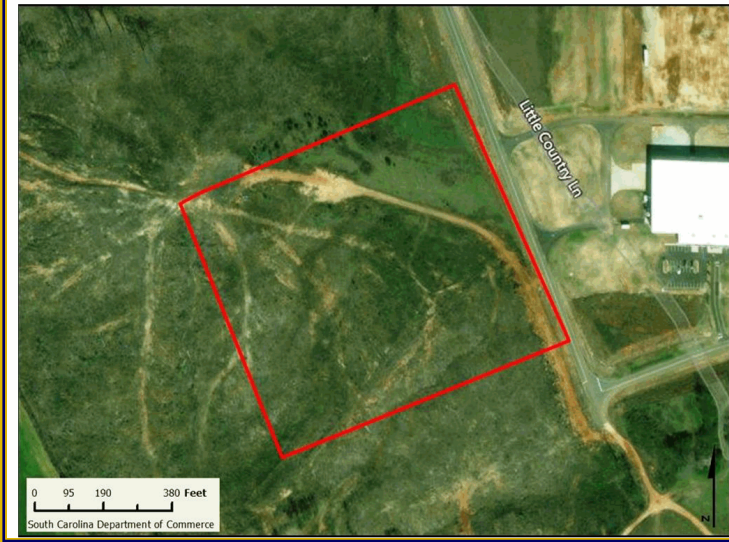


## AVAILABLE INDUSTRIAL SITE

Oconee Economic Alliance  
South Carolina



### OITP Site 1

SC Highway 11  
Westminster, SC 29693

#### LOCATION DESCRIPTION

1000 Innovation Way

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

##### Wastewater System

Provider: Walhalla Public Works  
Nearest Line Size: 12 Inches (Gravity)

##### Natural Gas

NG Provider: Fort Hill Natural Gas  
Nearest Line Size: 4 Inches

##### Telecomm. Provider:

AT&T

##### Electric Provider:

Blue Ridge Electric Co-op

#### TRANSPORTATION

Road Served Site: SC Highway 11 (2 Lanes)  
Nearest  
Interstate: I-85 (16 Miles)  
Port: Charleston (248 Miles)  
Commercial Arpt: GSP International (57 Miles)  
Intermodal: NS Greer (58 Miles)  
Rail Access: No  
Runway Access: No

#### PRICING INFORMATION

For Sale - \$10,000 per acre

#### SITE DETAILS

Total Site Acreage: 9.50  
Developable Acreage: 9.50  
Addtl. Acreage Avail.: 81  
Min. Divisible Acreage: 9.50  
Max. Contig. Acreage: 9.50  
Max. Building Size: 75,000 Sq.Ft.  
Improvements: Partially Cleared  
Elevation Range: 899' to 899'  
Primary Soil Type: Clay Loam  
SC Certified Site: Palmetto Sites

#### 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