



CLINTON *South Carolina*



County	Laurens
Municipality	City
Zoning	I-1
Tax Map ID	901-35-01-033, 901-35-01-034, 901-35-01-035
Park Status	ClintonPark Corporate Center I
Location	S quad I-26/SC 72 intchg (exit 54)
Landuse	Mixed Use (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

Pricing

Pricing	For Sale
Sale Price	\$15,000

Details

Total Site Acreage	40.83
Developable Acreage	40.83
Additional Acreage Available	None
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	40.83
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	602' to 602'
Primary Soil Type	Sandy Clay Loam
SC Certification Program	None

Due Diligence

Cultural Resource Identification Survey	Not Completed
Boundary Survey	Not Completed
Protected Species Assessment	Not Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	City of Clinton
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Service Not Available
Alternative Gases	None Available
Electric Provider	City of Clinton
Telecomm Provider	AT&T

Transportation

Road Serving Building	SC72 (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (2 Miles)
Nearest Port	Charleston (168 Miles)
Nearest International Airport	Charlotte Douglas International Airport - 5501 Josh Birmingham Parkway, Charlotte, North Carolina (91 Miles)
Nearest Commercial Airport	Greenville-Spartanburg International (41 Miles)
Nearest Intermodal Facility	NS Charlotte (93 Miles)

For more information contact
Marvin Moss — 864-923-1336
mmoss@cityofclintonsc.com
www.advantageclintonsc.com

