



CLINTON *South Carolina*

County	Laurens
Municipality	City
Zoning	Industrial
Tax Map ID	901-35-01-40
Park Status	Clinton 26 Commerce Park: North
Location	19375 Hwy. 72E
Landuse	Forestry/Undeveloped (N) Forestry/Undeveloped (S) Forestry/Undeveloped (E) Transportation (W)

Pricing

Pricing	For Sale
Sale Price	\$25,000 Per Acre

Details

Total Site Acreage	10.00
Developable Acreage	10.00
Additional Acreage Available	5.00
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Pad-Ready
Elevation Range	Undetermined
Primary Soil Type	Undetermined
SC Certification Program	None

Due Diligence

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

Water Provider	City of Clinton
Nearest Water Line Size	8 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Clinton
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	1,000 feet
Natural Gas Provider	Clinton Newberry Natural Gas Authority
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	500 feet
Alternative Gases	None Available
Electric Providers	City of Clinton, Laurens Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	SC 72 (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I- (Miles)
Nearest Port	(Miles)
Nearest International Airport	Jackson International Airport - 6000 North Terminal Parkway, Atlanta, GA (Miles)
Nearest Commercial Airport	(Miles)
Nearest Intermodal Facility	(Miles)

For more information contact
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