

County	Chester
Municipality	Unincorporated
Zoning	GC
Tax Map ID	079-00-00-058-000, 079-00-00-059-000, 079-00-00-052-000
Park Status	Chester Technology Park
Location	SC Highway 9
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing

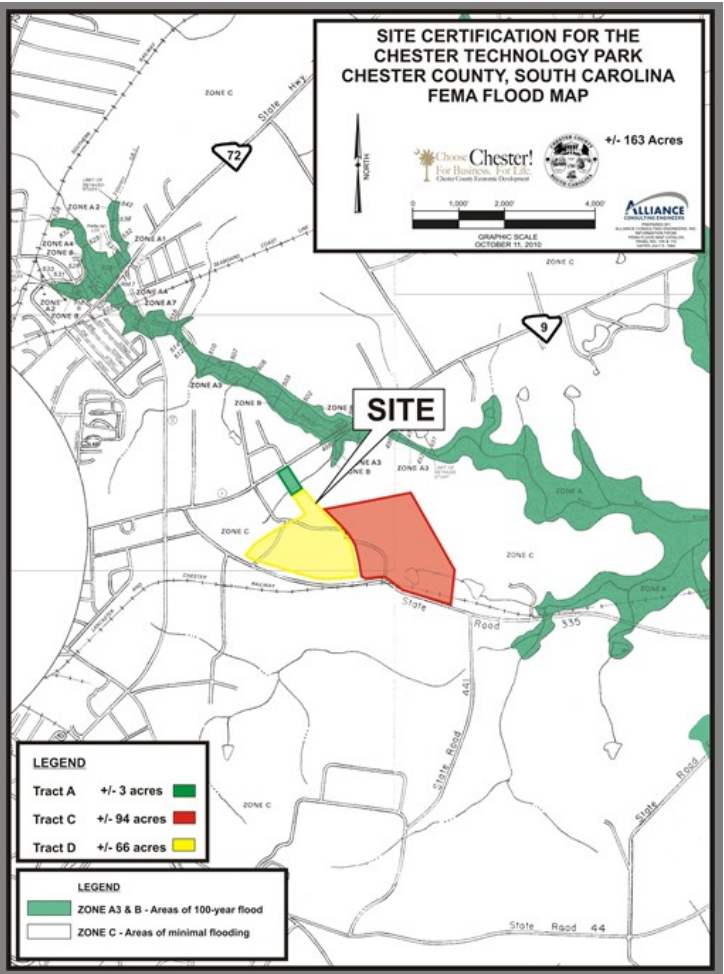
Pricing	For Sale
Sale Price	\$16,000 to \$25,000 Per Acre

Details

Total Site Acreage	119.60
Developable Acreage	119.60
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	Not Subdividable
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	553' to 553'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	Palmetto Sites

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	Chester Metropolitan District
Water Line #1 Size	12 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	8 inches
Distance to Water Line #2	On-Site
Wastewater Provider	Chester Sewer District
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	Chester County Natural Gas
Gas Line #1 Size	4" (Distribution)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	6" (Distribution)
Distance to Gas Line #2	On-Site
Gas Line #3 Size	2" (Distribution)
Distance to Gas Line #3	On-Site
Alternative Gases	None Available
Electric Provider	Duke Energy
Telecomm Provider	TruVista

Transportation

Road Serving Building	SC Highway 9 (4 Lanes)
Rail Access	Lancaster and Chester

Runway Access	No
Barge Access	No
Nearest Interstate	I-77 (12.00 Miles)
Nearest Port	Charleston (167.00 Miles)
Nearest Commercial Airport	Charlotte/Douglas International (43.00 Miles)
Nearest Intermodal Facility	NS Charlotte (45.00 Miles)

