

I-95 Gateway Park

Dillon County
Dillon, SC 29536



Tax Map ID(s)	058-00-00-005
Park Status	I-95 Gateway Industrial Park
Municipality	Unincorporated
Zoning	Light Industrial Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Industrial / Distribution(N), Utility (Easements / Substations)(S), Undeveloped Land(E), Commercial / Retail(W)
Location	353 acre Industrial park located at exit 190 off of I-95. This park is owned by

Site Details:

Total Site Acreage	353.00
Developable Acreage	Undetermined
Addtl. Acreage Avail	None
Min. Divisible Acreage	10
Max. Contig. Acreage	137
Max. Building Size	Undetermined
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	Undetermined
Primary Soil Type	Undetermined

Pricing:

Sales Price	\$10,000 to \$25,000 Per Acre
BTS Lease Rate	Not Available for BTS to Lease
Land Lease Rate	Sale Only

Completed Due Diligence Items:

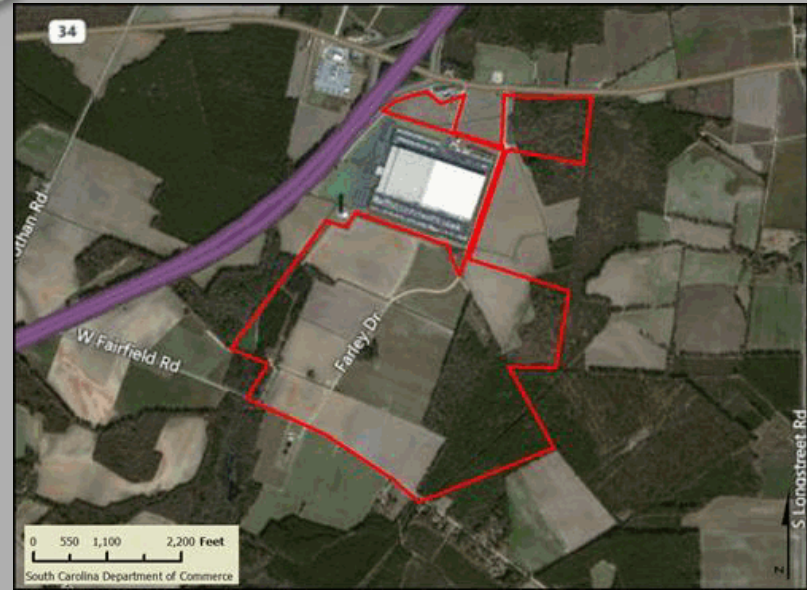
- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

Other Features:

SC Certified Site	Yes
Foreign Trade Zone	No
Multi-County Property	Dillon, Dillon, Marion, Marlboro



Property Description:



Utilities:

Water System

Provider	Trico
Nearest Line Size	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	City of Dillon
Nearest Line Size	8" (Force)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	SCE&G
Nearest Line Size	4" (Transmission)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider

AT&T

Electric Provider

Marlboro Electric Cooperative , Progress Energy Service Company, LLC

Transportation:

Road Serving Site	Hwy 34 (2 Lanes)
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Nearest

Interstate	Undetermined
Port	Georgetown (84 MI)
Commercial Airport	Undetermined
Intermodal Facility	

Barge Access	No
Rail Access	No
Runway Access	No

