



Available Industrial Park
Clemson University Center for Automotive Research
 57 Acres

Location

LOCATION: US 276 at US 276 / I-85 Interchange
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

TOTAL ACRES IN PARK: 250 Acres
REMAINING ACRES IN PARK: 211 Acres
SMALLEST TRACT: Acres
LARGEST TRACT : 57 Acres
INTERSTATE VISIBILITY: Yes
CAN PROPERTY BE SUBDIVIDED?: Yes
CURRENT USE: Developing Research and Technology Park
SURROUNDING AREA: Industrial / Commercial
TOPOGRAPHY:
MIN ELEVATION: 864
MAX ELEVATION: 960
SOIL TYPE: Cecil, Sandy Loams



Utilities

WATER: Greenville Water System 8"
GAS: Piedmont Natural Gas 4"
SEWER: WCRSA Lower Reedy WWTP 8"
ELECTRICITY: Duke Energy

Taxes and Zoning

ZONED INDUSTRIAL: S-1, Services
ZONING RESTRICTIONS: Protective Covenants
TAXMAP: LICAR LLC (multiple)
TAX DISTRICT: 500
MILLAGE RATE: 302.20 (2007)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: City of Greenville
FIRE RATING: 2

Transportation and Access

PRIMARY INTERSTATE: I-85 0.5 Miles
SECONDARY INTERSTATE: I-385 3 Miles
ALTERNATE HIGHWAY: US Hwy 276 0 Miles
PRIMARY AIRPORT: GSP International Airport 9 Miles
CIVIL AIRPORT: GVL Downtown Airport 2.5 Miles
PORT: Charleston 199 Miles
RAIL: Carolina Piedmont

Sales

MIN. PRICE ACRE: N/A
MAX. PRICE PER ACRE N/A
LEASE: See Comments
SOURCE: Bob Geolas, Clemson University ICAR Director
 geolas@clemson.edu
 864-283-7100

Comments

"Class A" research park geared toward the automotive and motor sports industry. Home to Clemson University's Graduate School of Automotive Engineering and BMW's Information Technology Research Center. For more information on CU-ICAR, please visit www.clemson.edu/auto_research. Tract sizes are flexible. \$200,000 to \$350,000 per acre values for long-term ground lease, preferred.

For Additional Information Contact:

Jerry Howard
 Greenville Area Development Corporation
 233 North Main, Suite 250
 Greenville, SC 29601

Phone: 864-235-2008

Fax: 864-235-9030

E-Mail: jhoward@greenvillecounty.org



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Clemson University ICAR Location Map

