



# Available Industrial Site

## Matrix Park - Lot 15

### 150 Acres

### Location

**LOCATION:** S. side of Bracken Rd; approx. 1.45 mi W. of US 25  
**COMMUNITY:** Greenville, SC  
**COUNTY:** Greenville

### Description

**MINIMUM ACRES:** 150 Acres  
**MAXIMUM ACRES:** 150 Acres  
**SUBDIVIDE:** No Acres  
**CURRENT USE:** Vacant  
**SURROUNDING AREA** Developing Business and Technology Park  
**TOPOGRAPHY:**



### Taxes and Zoning

**ZONED INDUSTRIAL** Yes  
**RESTRICTIONS:** I-2, Industrial Park & Covenants  
**TAXMAP:** 409-1-1.03  
**TAX DISTRICT:** 100  
**MILLAGE RATE:** 267.10 (2009)  
**FOREIGN TRADE ZONE** No  
**FIRE DISTRICT:** South Greenville  
**FIRE RATING:** 3

### Transportation and Access

**INTERSTATE:** I-185 3 Miles  
**ALT. HIGHWAY:** US Hwy 25 1.5 Miles  
**PRIMARY AIRPORT** GSP International Airport 16 Miles  
**CIVIL AIRPORT:** SC-TAC 2.5 Miles  
**PORT:** Charleston 202 Miles  
**RAIL:** None

### Utilities

**WATER:** Greenville Water System 12"  
**GAS:** Piedmont Natural Gas 6"  
**SEWER:** ReWa 24"  
**ELECTRICITY:** Duke Energy

### Sales

**MIN. PRICE ACRE:** \$20,000  
**MAX. PRICE PER ACRE**  
**LEASE:**  
**SOURCE:** Jerry Howard  
 Greenville Area Development Corporation  
 864-235-2008

### Comments

Total asking price is \$2,883,550. Phase 1 environmental and soil borings have been completed on site. Additional fire support is provided by Donaldson. More more information on the Matrix Park, please visit [www.thematrixparkonline.com](http://www.thematrixparkonline.com)

#### For Additional Information Contact:

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ID: S184G

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# Matrix Park – Lot 15 Site Location Map

