



Available Industrial Park

Southpointe Business Center

22.79 Acres

Location

LOCATION: I-85 / I-185 at Southern Connector
COMMUNITY: Greenville
COUNTY: Greenville
STATE: South Carolina

Description

TOTAL ACRES IN PARK: 60 Acres
REMAINING ACRES IN PARK: 36.2 Acres
SMALLEST TRACT: 1 Acres
LARGEST TRACT : 22.79 Acres
INTERSTATE VISIBILITY: Yes
CAN PROPERTY BE SUBDIVIDED?: Yes
CURRENT USE: Developing Business Center
SURROUNDING AREA: Office, Industrial, Commercial
TOPOGRAPHY: Gently rolling
MIN ELEVATION: 950
MAX ELEVATION: 965
SOIL TYPE: Sandy, Clay Loams



Utilities

WATER: GVL Water System 12"
GAS: Piedmont Natural Gas 6"
SEWER: ReWa 10"
 Gravity line dissects site N to S
ELECTRICITY: Duke Energy
 see comments

Taxes and Zoning

ZONED INDUSTRIAL: Yes
ZONING RESTRICTIONS: I-1, Restrictive Covenants
TAXMAP: WG 10.1
TAX DISTRICT: 151
MILLAGE RATE: 287.60 (2009)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: Gantt Fire District
FIRE RATING: 3

Transportation and Access

PRIMARY INTERSTATE: I-85 1.6 Miles
SECONDARY INTERSTATE: I-185 1 Miles
ALTERNATE HIGHWAY: US Hwy 25 0.8 Miles
PRIMARY AIRPORT: GSP International Airport 12 Miles
CIVIL AIRPORT: SC-TAC 4 Miles
PORT: Charleston 204 Miles
RAIL:

Sales

MIN. PRICE ACRE: \$40,000
MAX. PRICE PER ACRE \$60,000
LEASE:
SOURCE: Frank Hammond / Bob Shaw
 Colliers Keenan
 864-297-4950

Comments

Great interstate visibility and at the Southern Connector. Only minutes from downtown. Minimum number of acres required for purchase is negotiable. Ability to have dual power feed from separate substations. Fiber available. Tract A is +/- 22.79 acres with an asking price of \$60,000 per acre. Tract B is +/- 13.38 acres with an asking price of \$40,000 per acre.

For Additional Information Contact:

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Southpointe Business Center Location Map

