



Available Industrial Park

Southchase Industrial Park
40 Acres

Location

LOCATION: SR 453, 0.2mi S of SR 453/I-385
COMMUNITY: Fountain Inn
COUNTY: Greenville
STATE: South Carolina

Description

TOTAL ACRES IN PARK: 540 Acres
REMAINING ACRES IN PARK: 51 Acres
SMALLEST TRACT: 4 Acres
LARGEST TRACT : 40 Acres
INTERSTATE VISIBILITY: Yes
CAN PROPERTY BE SUBDIVIDED?: Yes
CURRENT USE: Class "A" Industrial Park
SURROUNDING AREA: Industrial, Commercial
TOPOGRAPHY: Gentle Slope
MIN ELEVATION: 875
MAX ELEVATION: 930
SOIL TYPE: Appling/Cecil Sandy Loams



Utilities

WATER: GVL Water System 16"
Looped system within park
GAS: Fountain Inn Natural Gas 4"
Looped line within park
SEWER: ReWa/Metro 12"
Lower Reedy WWTP
ELECTRICITY: Duke Energy / Laurens Electric
UG / 24 KV Indus. Circuit / 100 KV Trans

Taxes and Zoning

ZONED INDUSTRIAL: Yes, I-1
ZONING RESTRICTIONS: Protective Covenants
TAXMAP: 335
TAX DISTRICT: 697
MILLAGE RATE: 267.20 (2011)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: Fountain Inn Fire Dept.
FIRE RATING: 5

Transportation and Access

PRIMARY INTERSTATE: I-385 0.5 Miles
SECONDARY INTERSTATE: I-85 12 Miles
ALTERNATE HIGHWAY: SC 418 1.56 Miles
PRIMARY AIRPORT: GSP International Airport 15 Miles
CIVIL AIRPORT: GVL Downtown Airport 12 Miles
PORT: Charleston 193 Miles
RAIL: None

Sales

MIN. PRICE ACRE: \$24,000
MAX. PRICE PER ACRE \$52,000
LEASE: N
SOURCE: Massie Flippin
Liberty Property Trust
704-426-8008

Comments

Class "A" industrial park with I-385 visibility. Companies in park include: Caterpillar, Pierburg, Grainger, AVX, Bosch Rexroth, and Eurokera. Build to suit sites are also available.

For Additional Information Contact:

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