

GADC General Requirements for Property Postings

GADC Website

Selected properties are listed on the GADC website. Below are the general guidelines for properties to be posted to the website.

- The minimum size requirement for an industrial site or park to be posted on the GADC website is 5-acres. Exceptions can be made for smaller sized sites if the site has runway access or rail access or some other special feature. The GADC also considers, zoning, location, site configuration, environmental issues, and topography when determining a site's eligibility for posting.
- The minimum size requirement for an industrial building to be posted on the GADC website is 15,000 to 20,000 SF. Building size, location, zoning, quality of construction, access to rail, ceiling heights and special features in the building (i.e. freezers or cranes, etc.) are also factors the GADC considers when determining if a building should be posted to the website.
- The minimum size requirement for an office property to be posted on the GADC website is the space must have at least 10,000 SF of contiguous space available within the building. Location, quality of construction, parking, and special features are also factors the GADC considers when determining if a property should be posted to the website.

LocateSC / South Carolina Department of Commerce (SCDOC)

LocateSC is a SCDOC maintained sites and buildings database, which the SCDOC uses to search for properties to submit for projects. The database contains information on available industrial and office buildings and industrials sites for all counties in South Carolina.

Real estate brokers and their associates have access to the *LocateSC* online database to enter information on their properties. All properties entered into *LocateSC* have to be reviewed and approved by county economic development officials before they are accepted into the system. In Greenville County, the GADC Research Manager is assigned this task. Once a property is entered into *LocateSC*, the Research Manager will review the property for the GADC requirements and verify the information is correct before approving.

The Research Manager encourages real estate brokers to enter their properties into the *LocateSC* database. Having a property in *LocateSC* does not mean that the property will automatically show up on the DOC's website, but it will mean that the DOC will consider the property when they are looking for options to submit on projects. Questions about *LocateSC* and log-in information can be directed to Mason Sullivan, Product Development Specialist at the SCDOC.