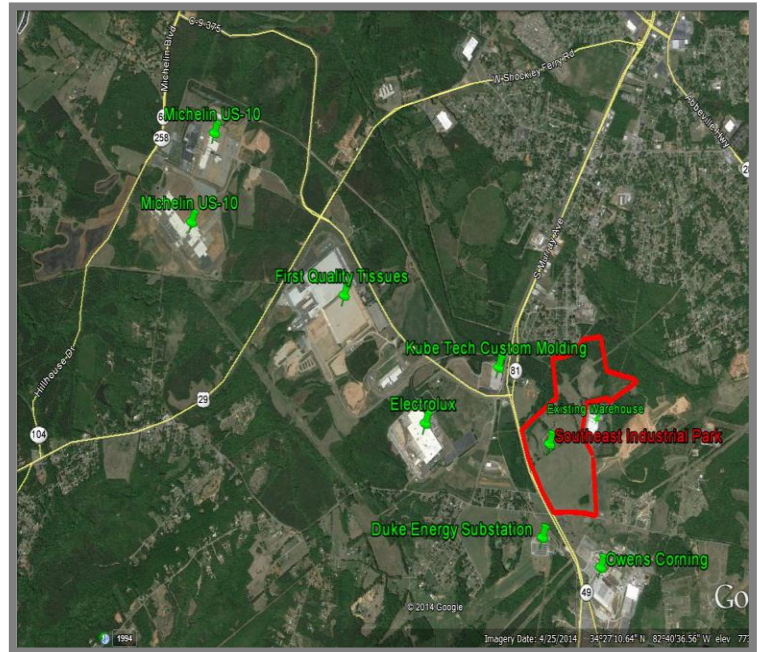


Location

Street Address: 4210 Highway 81 South
County: Anderson
City: Unincorporated
State: South Carolina
Zip Code: 29654
Tax Map ID: 126-00-02-026

Property Information

Total Acreage: 150
Willing to Subdivide: Yes
Zoning: Industrial Park | No Zoning
Road Frontage: .5 miles on Highway 81
Developable Acreage: 142
Infrastructure: All utilities in excess
Surrounding Uses: Manufacturing
Price Per Acre: \$30,000
[New Market Tax Credit Zone:](#) 20% plus of capital investment loan forgiven after 7 years. For example: Pay only \$16M of a \$20M investment.



Property Description

147.4 acres of prime industrial property situated in an industrial complex with Michelin, Quality Tissue and Electrolux. All utilities to the park (water with excess capacity, sewer with excess capacity, natural gas, electric and fiber). Flat to gently sloping property - easy to balance. Mainly composed of sandy-loams. No wetlands. Outside the 100-year floodplain. In an attainment zone. One landowner. No history of mineral rights. Client-ready; a plug-and-play park!

Location Description

Surrounded by some of the world's Best In Class manufacturing companies - Michelin, Quality Tissue, Owens Corning and Electrolux, this park has all the critical location criteria for a successful manufacturing operation. Located on Highway 81, with 1/2 mile road frontage and close proximity to I-85. Access is excellent via four-lane interstate quality highway system. Situated on the corner of two road systems, allowing for multiple access points. Midway between Charlotte, NC and Atlanta, GA. Only 20 minutes from world-renown research and engineering institution, Clemson University. Within 35 miles of the Greenville Spartanburg International Airport. Outstanding quality and available labor pool of over 400,000. Population of 1.2 million. Over 30% manufacturing-based economy. Home to over 200 manufacturers and 20 international companies.

Utilities to the Property

Water: Yes | Starr / Iva Water District
 Excess Capacity: 50K gpd, 14" line; 400K gpd available
Sewer: Yes | Anderson County PW
 Excess Capacity: 500K gpd adjacent to site
Electric: Yes | Duke Energy
Capacity: Tie Station, 100 kV, 44 kV
Natural Gas: Yes | Piedmont Natural Gas
Fiber: Yes | AT&T

Transportation

4-Lane: Highway 81 (interstate quality)
Interstate: I-85 (7 miles)
Airport: GSP International (35 miles)
Local: Anderson Regional (5 miles)
Port: Charleston (195 miles)

Contact:

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Southeast Industrial Park - A Manufacturing Complex

