

## Marlboro County Industrial Park

198 Industrial Ln.  
Bennettsville, South Carolina 29512  
Marlboro County



### Property Information

Address:	198 Industrial Ln.
City:	Bennettsville
State:	South Carolina
Zip:	29512
County:	Marlboro
Municipality:	Unincorporated

### Brokerage Details

Tax Map ID:	027-00-02-048/027-00-02-047
Minimum Price Per Acre:	\$5,000
Maximum Price Per Acre:	\$8,000

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## Building Information

Is Industrial Park: Yes

## Site Information

Site Acres: 315  
Total Acres: 315  
Minimum Divisible Acreage: 5  
Maximum Contiguous Acreage: 80  
Developable Acres: 186  
Zoning: General Development with Protective Covenant  
Surrounding Land Use - North: Agricultural  
Surrounding Land Use - South: Residential  
Surrounding Land Use - East: Recreation  
Surrounding Land Use - West: Agricultural  
Site Condition: partially-cleared  
Elevation (Min): 146'  
Elevation (Max): 192'  
Soil Type: Gravelly Sand  
Due Diligence Performed: Yes

## Utilities Information

Primary Electric Provider: Marlboro Electric Cooperative, Inc.  
Natural Gas Provider: City of Bennettsville

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Gas Main Size:	4"
Distance to Nearest Gas Line:	On Site
Telecommunications Provider:	AT&T
Water Provider:	City of Bennettsville
Water Main Diameter:	12"
Water Service Distance:	On Site
Waste Water Supplier:	City of Bennettsville
Wastewater Provider:	City of Bennettsville
Wastewater Type:	Force
Wastewater Line Diameter:	8"
Wastewater Main Distance:	4.2 miles

### Proximity Information

Nearest Airport:	Florence Regional Airport (43 miles)
Nearest Interstate:	I-95 (25 miles)
Nearest Port:	Inland Port Dillon (29 miles)