

Alligator Industrial Park

26009 Hwy. 151
McBee, South Carolina 29101
Chesterfield County



Property Information

Address:	26009 Hwy. 151
City:	McBee
State:	South Carolina
Zip:	29101
County:	Chesterfield
Municipality:	Unincorporated

Brokerage Details

Tax Map ID:	121-000-000-003, 121-000-000-018
Minimum Price Per Acre:	\$8,000
Maximum Price Per Acre:	\$10,000

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Building Information

Fire Insurance Class Rating: 5
Is Industrial Park: Yes

Site Information

Site Acres: 497
Total Acres: 497
Minimum Divisible Acreage: 10
Maximum Contiguous Acreage: 310
Developable Acres: 429.5
Zoning: General Development
Surrounding Land Use - North: Light Industrial
Surrounding Land Use - South: Agricultural
Surrounding Land Use - East: Light Industrial
Surrounding Land Use - West: Commercial
Site Condition: cleared
Elevation (Min): 400'
Elevation (Max): 483'
Soil Type: Sandy Loam
Due Diligence Performed: Yes
Has Rail Spur Access: Yes

Utilities Information

Type of Electric: 23 kV

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Primary Electric Provider:	Duke Energy Progress
Voltage:	23
Natural Gas Provider:	Dominion Energy
Gas Main Size:	6"
Distance to Nearest Gas Line:	1.3 miles
Telecommunications Provider:	Sandhill Telephone Cooperative
Water Provider:	Alligator Rural Water & Sewer
Water Main Diameter:	24"
Water Service Distance:	On Site
Water Treatment Capacity:	12 MGD
Waste Water Supplier:	Alligator Rural Water & Sewer
Wastewater Provider:	Alligator Rural Water & Sewer
Wastewater Type:	Force
Wastewater Line Diameter:	14"
Wastewater Main Distance:	On Site
Wastewater Treatment Capacity:	800,000 GDP

Proximity Information

Nearest Airport:	Florence Regional Airport (38 miles)
Nearest Interstate:	I-20 (26 miles)
Nearest Port:	Inland Port Dillon (62 miles)