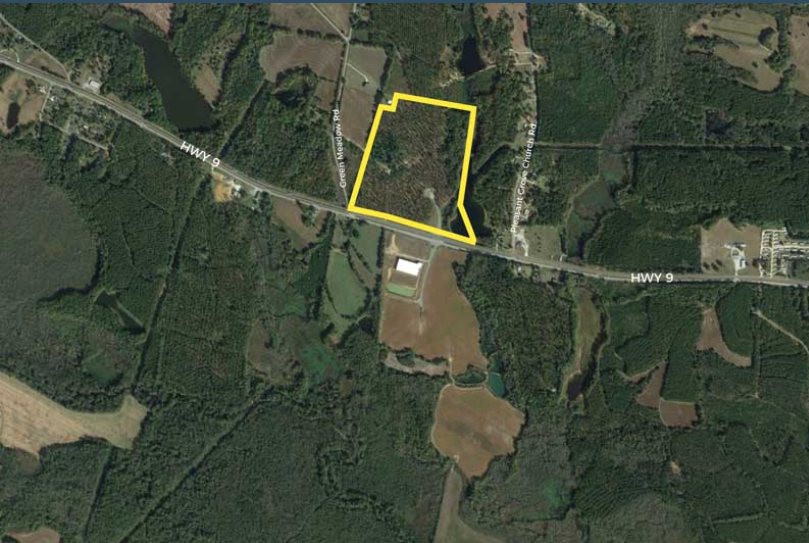


CAROLINAS CENTRE INDUSTRIAL PARK - NORTH



Chesterfield, SC 29709

Latitude and Longitude: 34.724574, -80.022755



LOCATION INFORMATION

City	Chesterfield
State	SC
Zip	29709
County	Chesterfield
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.724574, -80.022755

CAROLINAS CENTRE INDUSTRIAL PARK - NORTH



UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Duke Energy Progress
Voltage	115kV & 23 kV three-phase
Natural Gas Provider	Service Not Available
Telecommunications Provider	Sandhill Telephone Cooperative
Other On Site Amenities	500,000 gallon elevated water storage tank
Water Provider	Chesterfield County Rural Water
Water Main Diameter	12"
Distance to Water Main	On Site
Water Treatment Capacity	6 MGD
Wastewater Provider	Town of Cheraw
Wastewater Type	Force
Wastewater Line Diameter	12"
Wastewater Main Distance	On Site
Wastewater Treatment Capacity	4 MGD

BROKERAGE DETAILS

Minimum Price Per Acre	\$10,000
Property Owner	Municipal
Maximum Price Per Acre	\$20,000

SITE INFORMATION

Total Acres	54
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Minimum Divisible Acreage	5
Maximum Contiguous Acreage	27
Developable Acres	43
Zoning	General Development
Surrounding Land Use - North	Undeveloped Land
Surrounding Land Use - South	Undeveloped Land
Surrounding Land Use - East	Undeveloped Land
Surrounding Land Use - West	Undeveloped Land
Site Condition	forested
Elevation (Min)	127'
Elevation (Max)	240'
Due Diligence Performed	Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey
Has Restrictive Covenants	Yes
Freeway Proximity is Favorable	F

CAROLINAS CENTRE INDUSTRIAL PARK - NORTH



BUILDING INFORMATION

Fire Insurance Class Rating

5

CAROLINAS CENTRE INDUSTRIAL PARK - NORTH



PROXIMITY INFORMATION

Nearest Airport	Florence Regional Airport
Nearest Interstate	I-95
Nearest Port	Inland Port Dillon

