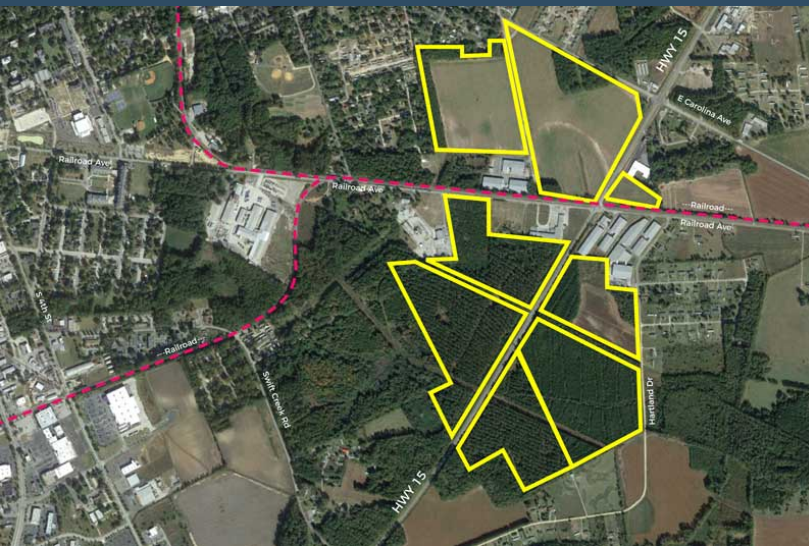


HARTSVILLE INDUSTRIAL PARK



Hartsville, SC 29550

Latitude and Longitude: 34.374014000, -80.04931000



LOCATION INFORMATION

City	Hartsville
State	SC
Zip	29550
County	Darlington
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.374014000, -80.04931000

HARTSVILLE INDUSTRIAL PARK



UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Duke Energy Progress
Voltage	23 kV & 115 kV
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	2"
Distance to Nearest Gas Line	On Site
Telecommunications Provider	AT&T
Water Provider	City of Hartsville
Water Main Diameter	12"
Distance to Water Main	On Site
Water Treatment Capacity	3.1 MGD
Wastewater Provider	City of Hartsville
Wastewater Type	Force/Gravity
Wastewater Line Diameter	12" & 8"
Wastewater Main Distance	On Site
Wastewater Treatment Capacity	3.5 MGD

BROKERAGE DETAILS

Minimum Price Per Acre	\$10,000
Maximum Price Per Acre	\$22,500

SITE INFORMATION

Total Acres	225
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Maximum Contiguous Acreage	59
Developable Acres	200
Zoning	No Zoning Present
Surrounding Land Use - North	Residential
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Agricultural
Site Condition	forested
Elevation (Min)	207'
Elevation (Max)	212'
Soil Type	Loamy Sand
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey
Has Restrictive Covenants	Yes
Rail Available	Yes
Rail Provider	South Carolina Central Railroad
Freeway Proximity is Favorable	F

HARTSVILLE INDUSTRIAL PARK



PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-20

Nearest Port

Inland Port Dillon

