## 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

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



