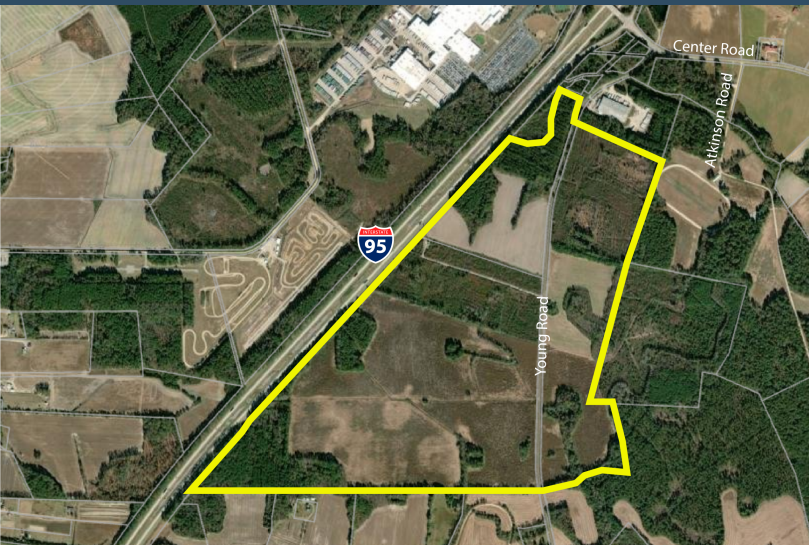


# FLORENCE COUNTY INDUSTRIAL PARK - WEST



Timmonsville, SC 29161

Latitude and Longitude: 34.104798000, -79.91330100



## LOCATION INFORMATION

City	Timmonsville
State	SC
Zip	29161
County	Florence
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.104798000, -79.91330100

# FLORENCE COUNTY INDUSTRIAL PARK - WEST



## UTILITIES INFORMATION

Type of Electric	23 kV
Primary Electric Provider	Duke Energy Progress
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	6"
Distance to Nearest Gas Line	1 mile
Telecommunications Provider	AT&T
Water Provider	City of Florence
Water Main Diameter	8"
Distance to Water Main	500'
Water Service Distance	500
Wastewater Provider	Town of Timmonsville
Wastewater Type	Force
Wastewater Line Diameter	6"
Wastewater Main Distance	600 feet

## BROKERAGE DETAILS

Sale Price Per Acre	\$20,000
Property Owner	Private

## SITE INFORMATION

Total Acres	370
Minimum Divisible Acreage	Not Subdividable

Maximum Contiguous Acreage	Undetermined
Developable Acres	274
Zoning	No Zoning Present
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Transportation
Site Condition	partially-cleared
Elevation (Min)	128'
Elevation (Max)	141'
Soil Type	Fine Sandy Loam
Due Diligence Performed	Yes
Has Restrictive Covenants	No
Freeway Proximity is Favorable	T

# FLORENCE COUNTY INDUSTRIAL PARK - WEST



## PROXIMITY INFORMATION

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

