

# FLORENCE COUNTY INDUSTRIAL PARK - SOUTH



At the Intersection of Hwy. 52 and E W Lee Flowers Rd.

Scranton, SC 29591

Latitude and Longitude: 33.9320, -79.7452



## LOCATION INFORMATION

Address	At the Intersection of Hwy. 52 and E W Lee Flowers Rd.
City	Scranton
State	SC
Zip	29591
County	Florence
Date Available	10/14/2022
Latitude and Longitude	33.9320, -79.7452

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## UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Santee Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Gas Main Size	12"
Distance to Nearest Gas Line	3 miles
Telecommunications Provider	Farmers Telephone Cooperative
Water Provider	Town of Scranton
Water Main Diameter	6" & 10"
Distance to Water Main	Adjacent
Wastewater Provider	City of Lake City
Wastewater Type	Force
Wastewater Line Diameter	6"

## BROKERAGE DETAILS

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

## SITE INFORMATION

Total Acres	149.7
Maximum Contiguous Acreage	149.7
Zoning	Unzoned
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Residential

Surrounding Land Use - East	Forestry/Undeveloped
Surrounding Land Use - West	Agricultural
Site Condition	forested
Elevation (Min)	81'
Elevation (Max)	87'
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Preliminary Jurisdictional Determination
Rail Available	Yes
Rail Provider	CSX Transportation

# FLORENCE COUNTY INDUSTRIAL PARK - SOUTH



## PROXIMITY INFORMATION

Nearest Airport	Florence Regional Airport
Nearest Interstate	I-95
Nearest Port	Port of Charleston

