

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 |

FLORENCE COUNTY INDUSTRIAL PARK - SOUTH



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

