

MARION COUNTY INDUSTRIAL PARK



Marion, SC 29571

Latitude and Longitude: 34.195560000, -79.34274000



LOCATION INFORMATION

City	Marion
State	SC
Zip	29571
County	Marion
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.195560000, -79.34274000

MARION COUNTY INDUSTRIAL PARK



UTILITIES INFORMATION

Type of Electric	12 kV & 69 kV
Primary Electric Provider	Pee Dee Electric Cooperative, Inc.
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	2"
Distance to Nearest Gas Line	On Site
Telecommunications Provider	AT&T
Other On Site Amenities	Electric substation, 130 GPM wastewater pump station, 500k gallon elevated water storage tank
Water Provider	Marco Rural Water
Water Main Diameter	12"
Distance to Water Main	On Site
Wastewater Provider	Grand Strand Water & Sewer Authority
Wastewater Type	Gravity
Wastewater Line Diameter	10"
Wastewater Main Distance	On Site

BROKERAGE DETAILS

Sale Price Per Acre	\$10,000
Property Owner	County

SITE INFORMATION

Total Acres	280
Minimum Divisible Acreage	5
Maximum Contiguous Acreage	33

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Developable Acres	99.47
Zoning	Industrial Park District
Surrounding Land Use - North	Agricultural
Surrounding Land Use - South	Light Industrial
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Residential
Site Condition	partially-cleared
Elevation (Min)	83'
Elevation (Max)	104'
Soil Type	Fine Sandy Loam
Due Diligence Performed	Yes
Has Restrictive Covenants	No
Freeway Proximity is Favorable	F

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PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-95

Nearest Port

Inland Port Dillon

