

PEE DEE COMMERCE CITY - EAST



Florence, South Carolina 29506

Latitude and Longitude: 34.271980000, -79.69700000



LOCATION INFORMATION

City	Florence
State	South Carolina
Zip	29506
County	Florence
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	34.271980000, -79.69700000

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UTILITIES INFORMATION

Type of Electric	Distribution & Transmission
Primary Electric Provider	Pee Dee Electric Cooperative, Inc.
Voltage	7.2 kV Distribution, 69 kV Transmission
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Gas Main Size	6"
Distance to Nearest Gas Line	On Site
Telecommunications Provider	AT&T
Other On Site Amenities	Electric substation, 2M gallon water storage tank, water treatment plant, fire department
Water Provider	City of Florence
Water Main Diameter	8", 12", and 36"
Distance to Water Main	On Site
Wastewater Provider	City of Florence
Wastewater Type	Gravity
Wastewater Line Diameter	8", 15", and 18"
Wastewater Main Distance	On Site

BROKERAGE DETAILS

Minimum Price Per Acre	\$50,000
Property Owner	Private
Maximum Price Per Acre	\$100,000

SITE INFORMATION

Total Acres	25
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Total Acres	95
Minimum Divisible Acreage	3
Zoning	No Zoning Present
Surrounding Land Use - North	Transportation
Surrounding Land Use - South	Light Industrial
Surrounding Land Use - East	Light Industrial
Surrounding Land Use - West	Light Industrial
Site Condition	cleared
Elevation (Min)	80'
Elevation (Max)	116'
Soil Type	Loam
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey
Has Restrictive Covenants	No
Freeway Proximity is Favorable	T

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BUILDING INFORMATION

Fire Insurance Class Rating	4
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PROXIMITY INFORMATION

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

