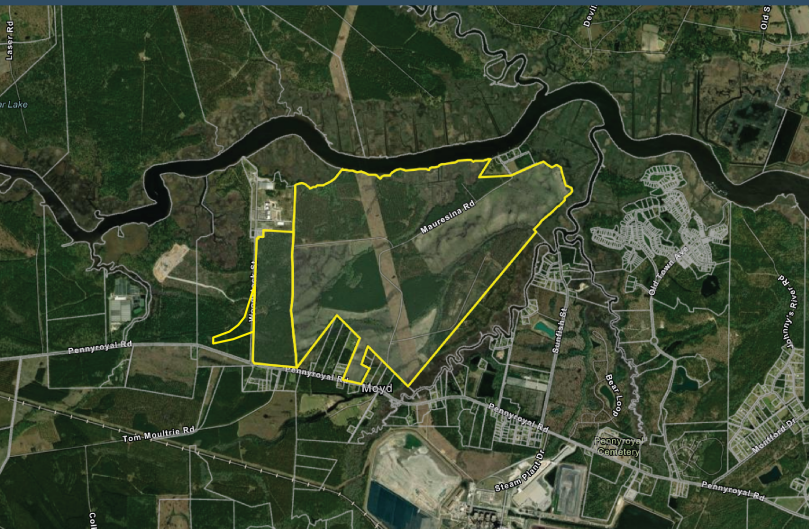


PENNYROYAL INDUSTRIAL PARK



Georgetown, SC 29440

Latitude and Longitude: 33.359898170, -79.37386291



LOCATION INFORMATION

City	Georgetown
State	SC
Zip	29440
County	Georgetown
Date Available	10/14/2022
Municipality	Unincorporated
Latitude and Longitude	33.359898170, -79.37386291

PENNYROYAL INDUSTRIAL PARK



UTILITIES INFORMATION

Primary Electric Provider	Santee Electric Cooperative, Inc.
Voltage	230kV and 115kV
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution/Interstate Transmission
Gas Main Size	4" Distribution, 6" Transmission
Telecommunications Provider	Horry Telephone Cooperative
Other On Site Amenities	Barge Accessible
Water Provider	Georgetown County Water & Sewer Authority
Water Main Diameter	10"
Distance to Water Main	Adjacent
Water Service Distance	100
Wastewater Provider	Georgetown County Water & Sewer Authority
Wastewater Type	Force
Wastewater Line Diameter	8"

BROKERAGE DETAILS

Minimum Price Per Acre	\$10,000
Property Owner	County
Maximum Price Per Acre	\$14,000

SITE INFORMATION

Total Acres	1070
Minimum Divisible Acreage	10
Maximum Contiguous Acreage	305

Developable Acres

560

Zoning

Heavy Industrial and Conservation Preservation

Surrounding Land Use - North

Waterway

Surrounding Land Use - South

Mixed Use

Surrounding Land Use - East

Forestry/Undeveloped

Surrounding Land Use - West

Heavy Industrial

Site Condition

forested

Elevation (Min)

11'

Elevation (Max)

20'

Soil Type

Fine Sandy Loam

Due Diligence Performed

Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey, US Army Corps of Engineers Approved JD

Has Restrictive Covenants

No

Rail Available

Yes

Rail Provider

CSX Transportation

Freeway Proximity is Favorable

F

PENNYROYAL INDUSTRIAL PARK



BUILDING INFORMATION

Construction Status

-

PENNYROYAL INDUSTRIAL PARK



PROXIMITY INFORMATION

Nearest Airport

Myrtle Beach International Airport

Nearest Interstate

I-26

Nearest Port

Port of Charleston

