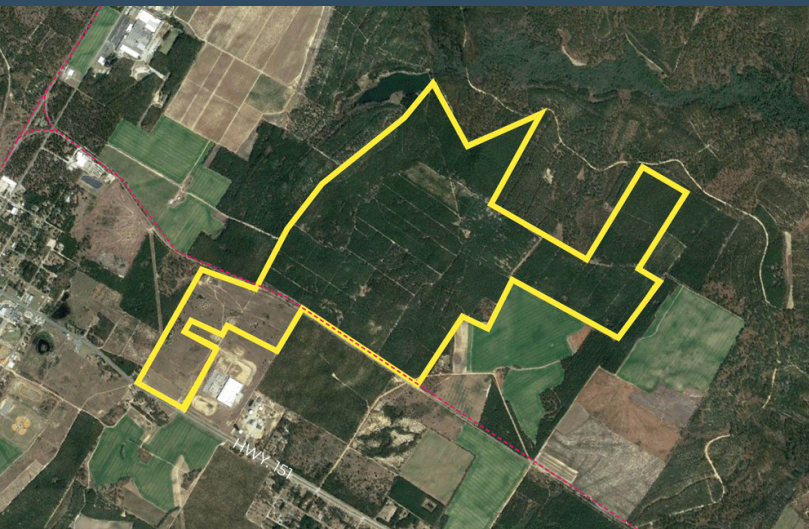


ALLIGATOR INDUSTRIAL PARK



McBee, SC 29101

Latitude and Longitude: 34.475938220, -80.22652592



LOCATION INFORMATION

| | |
|------------------------|----------------------------|
| City | McBee |
| State | SC |
| Zip | 29101 |
| County | Chesterfield |
| Date Available | 10/14/2022 |
| Municipality | Unincorporated |
| Latitude and Longitude | 34.475938220, -80.22652592 |

ALLIGATOR INDUSTRIAL PARK



UTILITIES INFORMATION

| | |
|-------------------------------|--|
| Type of Electric | Distribution & Transmission |
| Primary Electric Provider | Duke Energy Progress |
| Voltage | Distribution 23 kV, Transmission 230kV |
| Natural Gas Provider | Dominion Energy |
| Natural Gas Type | Distribution |
| Gas Main Size | 4" |
| Distance to Nearest Gas Line | 1.3 miles |
| Telecommunications Provider | Sandhill Telephone Cooperative |
| Water Provider | Alligator Rural Water & Sewer |
| Water Main Diameter | 24" |
| Distance to Water Main | On Site |
| Water Treatment Capacity | 12 MGD |
| Wastewater Provider | Alligator Rural Water & Sewer |
| Wastewater Type | Force |
| Wastewater Line Diameter | 12" |
| Wastewater Main Distance | On Site |
| Wastewater Treatment Capacity | 800,000 GDP |

BROKERAGE DETAILS

| | |
|---------------------|----------|
| Sale Price Per Acre | \$18,000 |
| Property Owner | Private |

SITE INFORMATION

| | |
|-------------|-----|
| Total Acres | 944 |
|-------------|-----|

| | |
|------------------------------|---|
| Minimum Divisible Acreage | 10 |
| Maximum Contiguous Acreage | 790 |
| Zoning | General Development |
| Surrounding Land Use - North | Light Industrial |
| Surrounding Land Use - South | Agricultural |
| Surrounding Land Use - East | Light Industrial |
| Surrounding Land Use - West | Commercial |
| Site Condition | cleared |
| Elevation (Min) | 400' |
| Elevation (Max) | 483' |
| Soil Type | |
| Due Diligence Performed | Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey |
| Has Restrictive Covenants | No |
| Rail Available | Yes |
| Rail Provider | CSX Transportation |

ALLIGATOR INDUSTRIAL PARK



BUILDING INFORMATION

Fire Insurance Class Rating

5

ALLIGATOR INDUSTRIAL PARK



PROXIMITY INFORMATION

Nearest Airport

Florence Regional Airport

Nearest Interstate

I-20

Nearest Port

Inland Port Dillon

