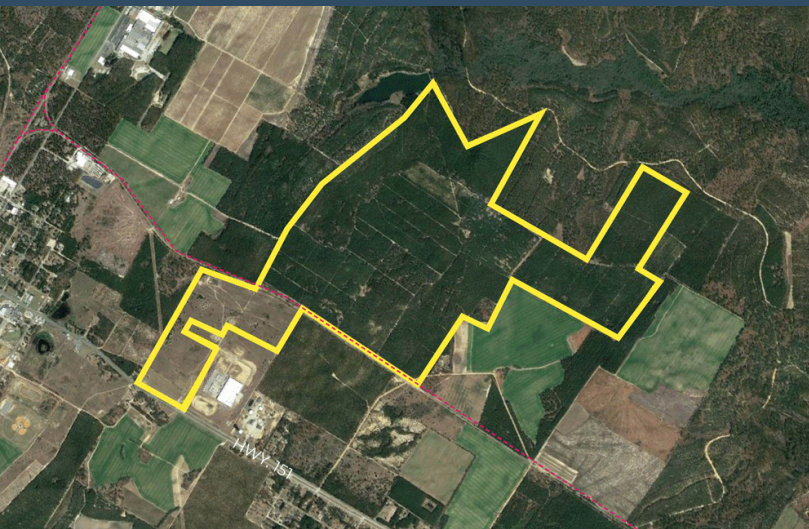


ALLIGATOR INDUSTRIAL PARK



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
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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

