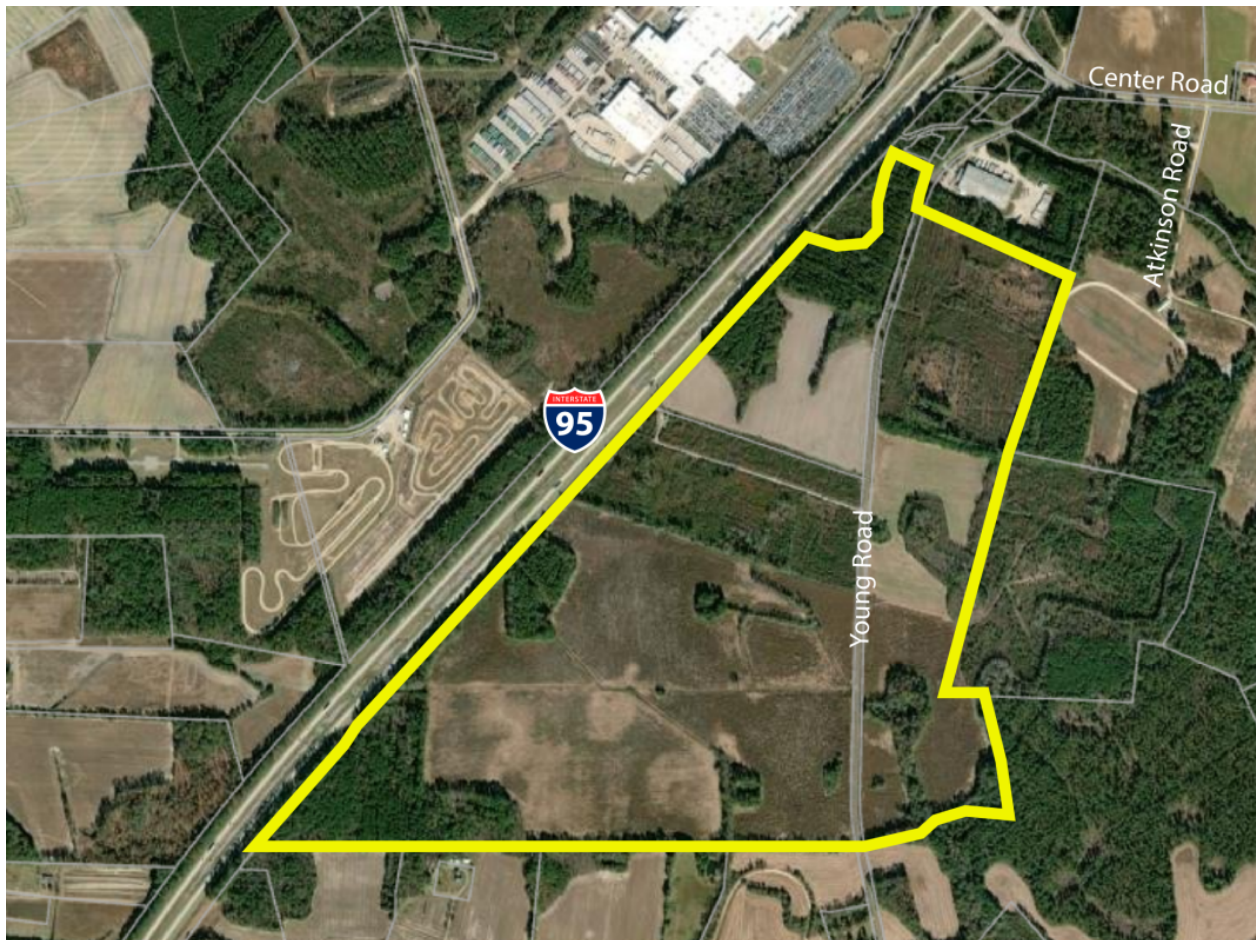


FLORENCE COUNTY INDUSTRIAL PARK - WEST

Timmonsville, SC 29161

Latitude, Longitude: 34.104798000, -79.91330100



PROPERTY INFORMATION

City	Timmons ville
State	SC
Zip	29161
Latitude, Longitude	34.104798000, -79.91330100
County	Florence

BROKERAGE DETAILS

Property Owner	Private
Sale Price Per Acre	\$30,000
Additional Brokerage Details	Young Rd. at I-95 Exit 153

SITE INFORMATION

Total Site Acreage	370
Minimum Available Acres	Not Subdividable
Developable Acres	274
Site Condition	Partially Cleared
Min Elevation in Feet	128'
Max Elevation in Feet	141'
Soil Type	Sandy Loam
Zoning	No Zoning Present
Surrounding Land Use - North	Light Industrial
Surrounding Land Use - South	Agricultural
Surrounding Land Use - East	Agricultural
Surrounding Land Use - West	Transportation

UTILITIES INFORMATION

Electric Service Provider	Duke Energy Progress
Voltage	23 kV
Natural Gas Provider	Dominion Energy
Natural Gas Type	Distribution
Natural Gas Line Size	6"
Telecommunications Provider	AT&T
Water Provider	City of Florence
Distance to Nearest Water Main	500'
Water Line Size	8"
Wastewater Provider	Town of Timmonsville
Wastewater Line Size	6"

PROXIMITY INFORMATION

Nearest Airport (Distance)	Florence Regional Airport (15)
Nearest Interstate (Distance)	I-95 (0.5 miles)
Nearest Port (Distance)	Inland Port Dillon (40 miles)