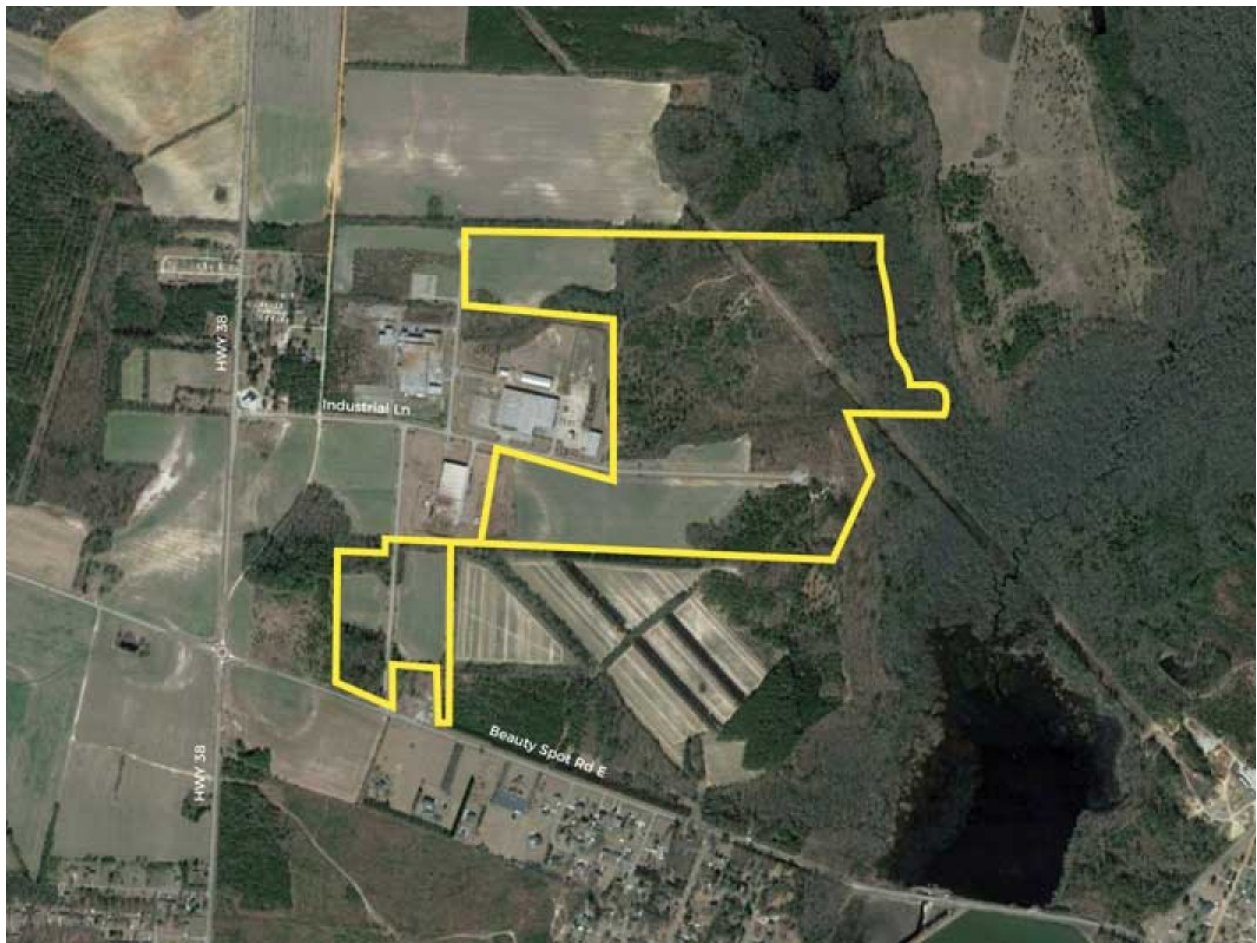


# MARLBORO COUNTY INDUSTRIAL PARK

Bennettsville, SC 29512

Latitude, Longitude: 34.652412950, -79.68996796



# PROPERTY INFORMATION

City	Bennettsville
State	SC
Zip	29512
Latitude, Longitude	34.652412950, -79.68996796
County	Marlboro

# BROKERAGE DETAILS

Sale Price Per Acre	\$8,000
Additional Brokerage Details	198 Industrial Ln.

## SITE INFORMATION

Total Site Acreage	315
Minimum Available Acres	5
Developable Acres	186
Site Condition	Partially Cleared
Min Elevation in Feet	146'
Max Elevation in Feet	192'
Due Diligence Performed	Wetlands Delineation Map, Phase I Environmental Site Assessment, Protected Species Report, Cultural Resources Survey Phase I, Preliminary Geotechnical Assessment, Topographic Survey, Boundary Survey
Zoning	General Development
Surrounding Land Use - North	Agricultural
Surrounding Land Use - South	Residential
Surrounding Land Use - East	Recreation
Surrounding Land Use - West	Agricultural

# UTILITIES INFORMATION

Electric Service Provider	MPD Electric Cooperative
Natural Gas Provider	City of Bennestville
Natural Gas Type	Distribution
Natural Gas Line Size	4"
Telecommunications Provider	AT&T
Water Provider	City of Bennestville
Distance to Nearest Water Main	On Site
Water Line Size	12"
Wastewater Provider	City of Bennestville
Wastewater Line Size	8"

# PROXIMITY INFORMATION

Nearest Airport (Distance)	Florence Regional Airport (43 miles)
Nearest Interstate (Distance)	I-95 (25 miles)
Nearest Port (Distance)	Inland Port Dillon (29 miles)