

## AVAILABLE INDUSTRIAL SITE



## Augusta Grove - Lot 9 Piedmont, SC

### LOCATION DESCRIPTION

Tax Map ID(s): 0409000100116  
 Park Status: The Matrix Industrial Park  
 Municipality: Unincorporated  
 Zoning: I-2 Industrial  
 Flood Zone Status: No Portion is Located in a Flood Zone  
Surrounding Land Use:  
 North: Industrial / Distribution  
 South: Industrial / Distribution  
 East: Industrial / Distribution

Location: SE corner of the Matrix Parkway and Old Grove Road intersection

### UTILITIES

#### Water System

Provider: Greenville Water System  
 Nearest Line Size: 12"  
 Dist to Nearest Line: On Site

#### Wastewater System

Provider: Renewable Water Resources  
 Nearest Line Size: 12"  
 Dist to Nearest Line: On Site

#### Natural Gas

NG Provider: Piedmont Natural Gas  
 Nearest Line Size: 6"  
 Dist to Nearest Line: On Site

Telecomm. Provider: AT&T

Electric Provider: Duke Energy

### SITE DETAILS

Total Site Acreage: 59.14  
 Developable Acreage:  
 Addtl. Acreage Avail.: None  
 Min. Divisible Acreage:  
 Max. Contig. Acreage:  
 Max. Building Size: Undetermined  
 Improvements: Partially Cleared  
 Number of Structures:  
 Elevation Range: 806' to 889'

### TRANSPORTATION

Road Servicing Site: Matrix Parkway

#### Nearest

Interstate: I-185 (2.0 MI)  
 Port: Charleston (208 MI)  
 Commercial Arpt: GSP (18 MI)  
 Intermodal: CSX Charlotte (100 MI)

Rail Access: No

Runway Access: No

### PRICING INFORMATION

Sale Price: \$35,000 Per Acre  
 BTS Lease Rate: Not Available for BTS to Lease  
 Land Lease Rate: Sale Only

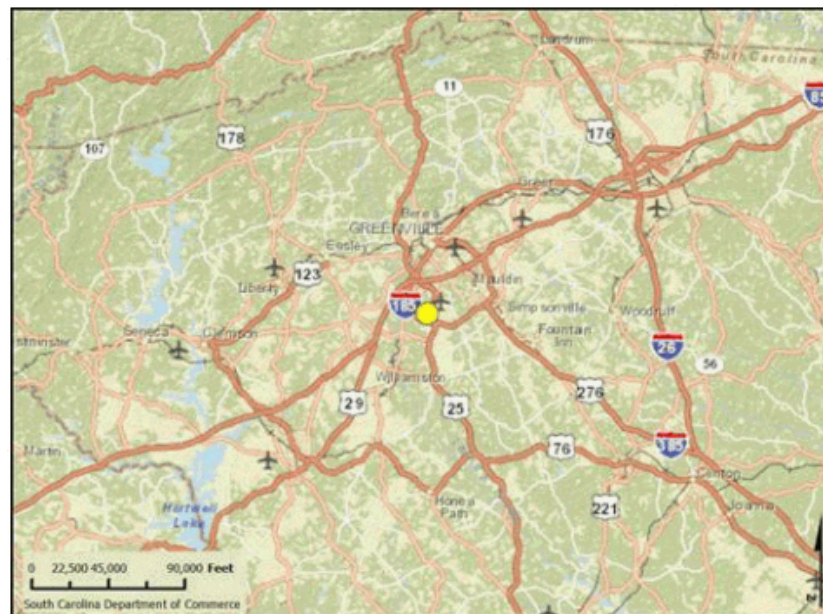
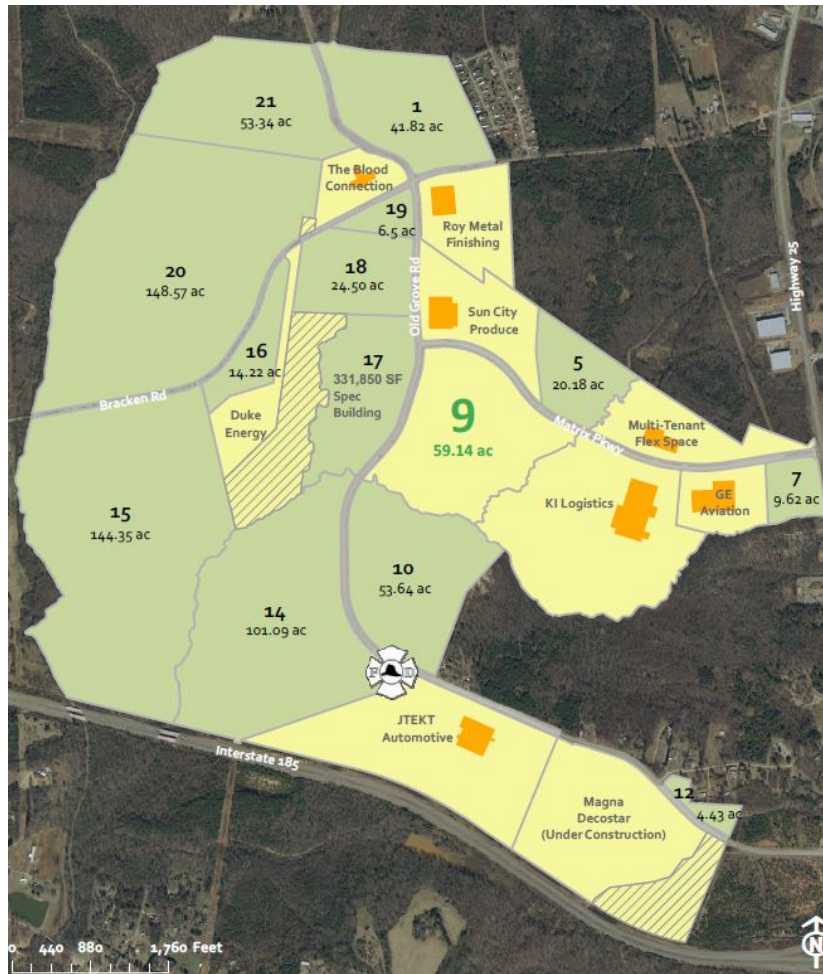
Property Description:

### COMPLETED DUE DILIGENCE ITEMS

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Ph I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation

### OTHER FEATURES

SC Certified Site: No  
 Foreign Trade Zone: No  
 Multi-County Property: Yes



Source of Property Information: LocateSC / SC Department of Commerce

Disclaimer: Though all reasonable efforts have been made to ensure the accuracy of the information presented in this document, the Greenville Area Development Corporation and the EDIS Partnership make no warranties - express or implied

