

**Available Industrial Park**  
**Clemson University International Center for Automotive Research**  
**CU-ICAR**  
**177.00 Acres**



**Location**

**LOCATION:** US 276 at US 276 / I-85 Interchange  
**COMMUNITY** Greenville  
**COUNTY:** Greenville

**Description**

**SMALLEST TRACT:** 1.00 Acres  
**LARGEST TRACT:** 177.00 Acres  
**SUBDIVIDE:** Yes  
**CURRENT USE:** Class A University Research & Technology Park  
**SURROUNDING AREA** Industrial / Commercial  
**TOPOGRAPHY:**

**Taxes and Zoning**

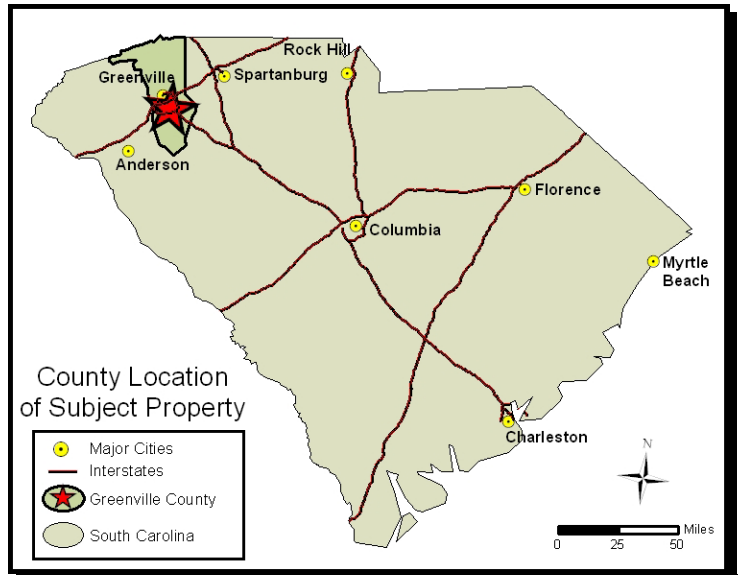
**ZONED INDUSTRIAL:** S-1, Services  
**RESTRICTIONS:** Protective Covenants  
**TAXMAP:** LICAR LLC (multiple)  
**TAX DISTRICT:** 500  
**MILLAGE RATE:** 248.70 (2014)  
**FOREIGN TRADE ZONE** No  
**FIRE DISTRICT:** City of Greenville  
**FIRE RATING:** 2

**Sales**

**MIN. PRICE ACRE:**  
**MAX. PRICE PER ACRE**  
**LEASE:** \$150K-\$300K /AC  
**SOURCE:** John Boyette  
  
864-283-7100

**Comments**

"Class A" research park geared toward the automotive and motor sports industry. Home to Clemson University's Graduate School of Automotive Engineering and BMW's Information Technology Research Center. For more information on CU-ICAR, please visit [www.cuicar.com](http://www.cuicar.com). Tract sizes are flexible.



**Utilities**

**WATER:** Greenville Water System 12"  
**GAS:** Piedmont Natural Gas 3"  
**SEWER:** ReWa 24"  
Lower Reedy WWTP  
**ELECTRICITY:** Duke Energy

**Transportation and Access**

**INTERSTATE:** I-85 0.5 Miles  
**ALT. HIGHWAY:** US Hwy 276 0.0 Miles  
**PRIMARY AIRPORT:** GSP International 9.0 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 2.5 Miles  
**PORT:** Charleston 199.0 Miles  
**RAIL:** Carolina Piedmont

**For Additional Information Contact:**

Greenville Area Development Corporation  
Phone: 864-235-2008  
Fax: 864-235-9030



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AERIAL IMAGE



Source: Various Sources / Compiled by ESRI

**For Additional Information Contact:**

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jhoward@greenvillecounty.org

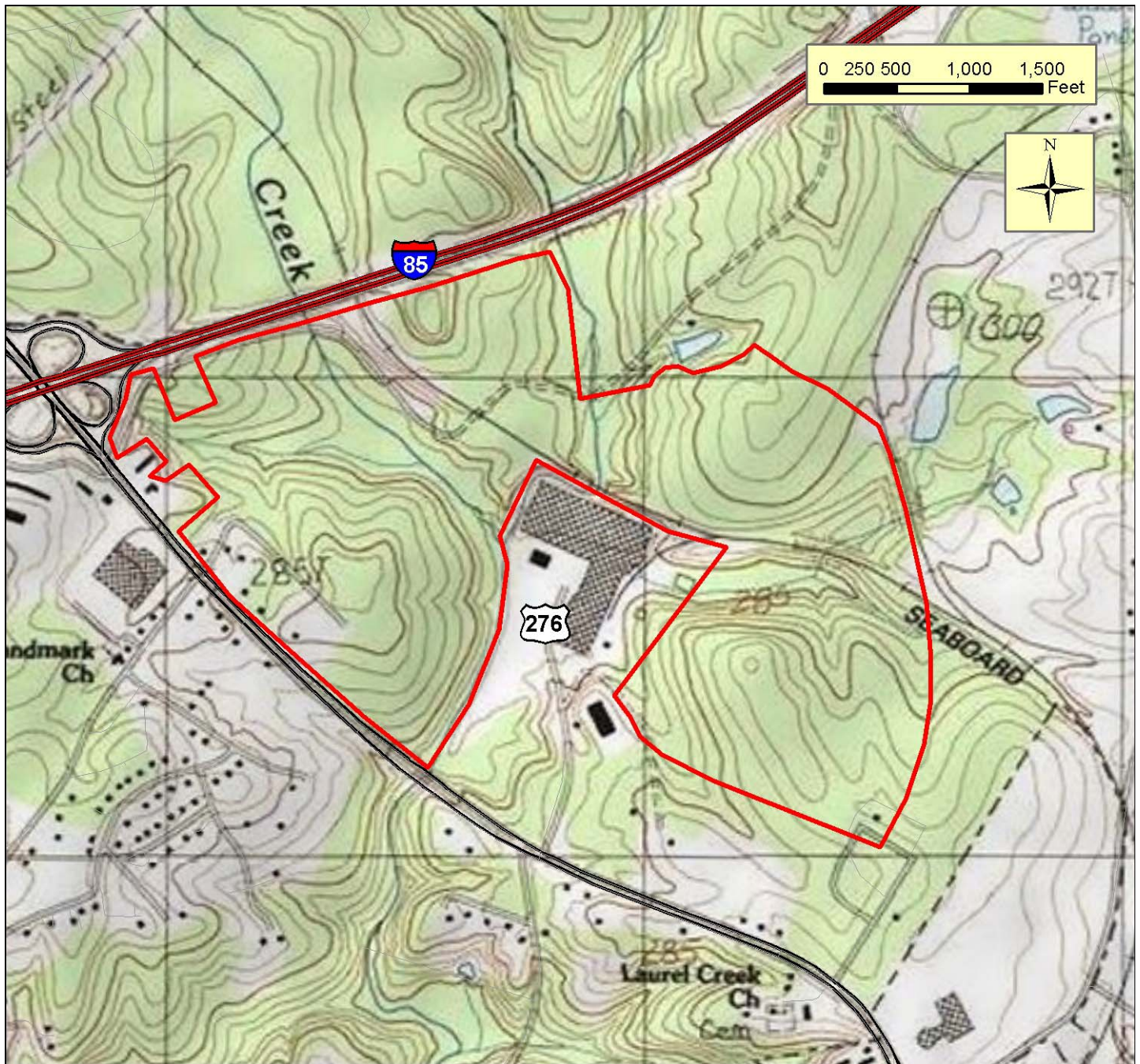
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TOPOGRAPHY



Source: Greenville County

Contour Interval: 3 meters

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