

**Available Industrial Site  
Forge Site  
4.27 Acres**



**Location**

**LOCATION:** 625 Poinsett Highway  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville

**Description**

**MINIMUM ACRES:** 1.00 Acres  
**MAXIMUM ACRES:** 4.27 Acres  
**SUBDIVIDE:** Yes  
**CURRENT USE:** Vacant  
**SURROUNDING AREA:** Commerical / Industrial  
**TOPOGRAPHY:**

**Taxes and Zoning**

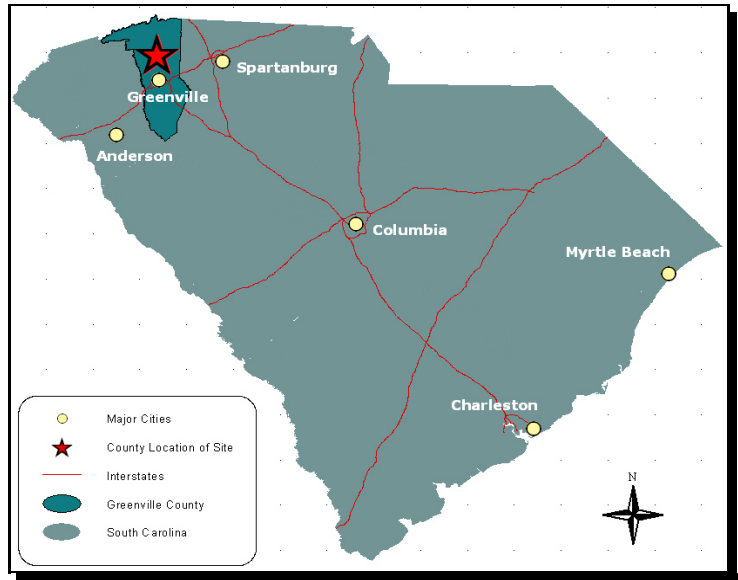
**ZONED INDUSTRIAL:**  
**RESTRICTIONS:**  
**TAXMAP:** 0152001900100  
**TAX DISTRICT:**  
**MILLAGE RATE:**  
**FOREIGN TRADE ZONE:** No  
**FIRE DISTRICT:** Parker Fire District  
**FIRE RATING:** 2

**Sales**

**MIN. PRICE ACRE:** TBD  
**MAX. PRICE PER ACRE:**  
**LEASE:**  
**SOURCE:** Martin L. Livingston, Jr.  
 Greenville Co. Redevelopment  
 864-242-9801

**Comments**

The Forge Site is a unique opportunity to create a public-private partnership with the right developer for job creation in the county. The Poinsett Corridor has partnerships that span the entire county, from private businesses to public agencies that have a vision for a vibrant corridor, and this site could be the first opportunity to develop a signature project to revitalize the corridor.



**Utilities**

**WATER:** Greenville Water System 6"  
**GAS:** Piedmont Natural Gas 2"  
**SEWER:** Parker Sewer District 8" & 10"  
**ELECTRICITY:** Duke Energy

**Transportation and Access**

**INTERSTATE:** I-385 2.4 Miles  
**ALT. HIGHWAY:** US 276 0.0 Miles  
**PRIMARY AIRPORT:** GSP International Airport 15.1 Miles  
**CIVIL AIRPORT:** GVL Downtown Airport 4.7 Miles  
**PORT:** Charleston 215.0 Miles  
**RAIL:** Norfolk Southern

**For Additional Information Contact:**

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

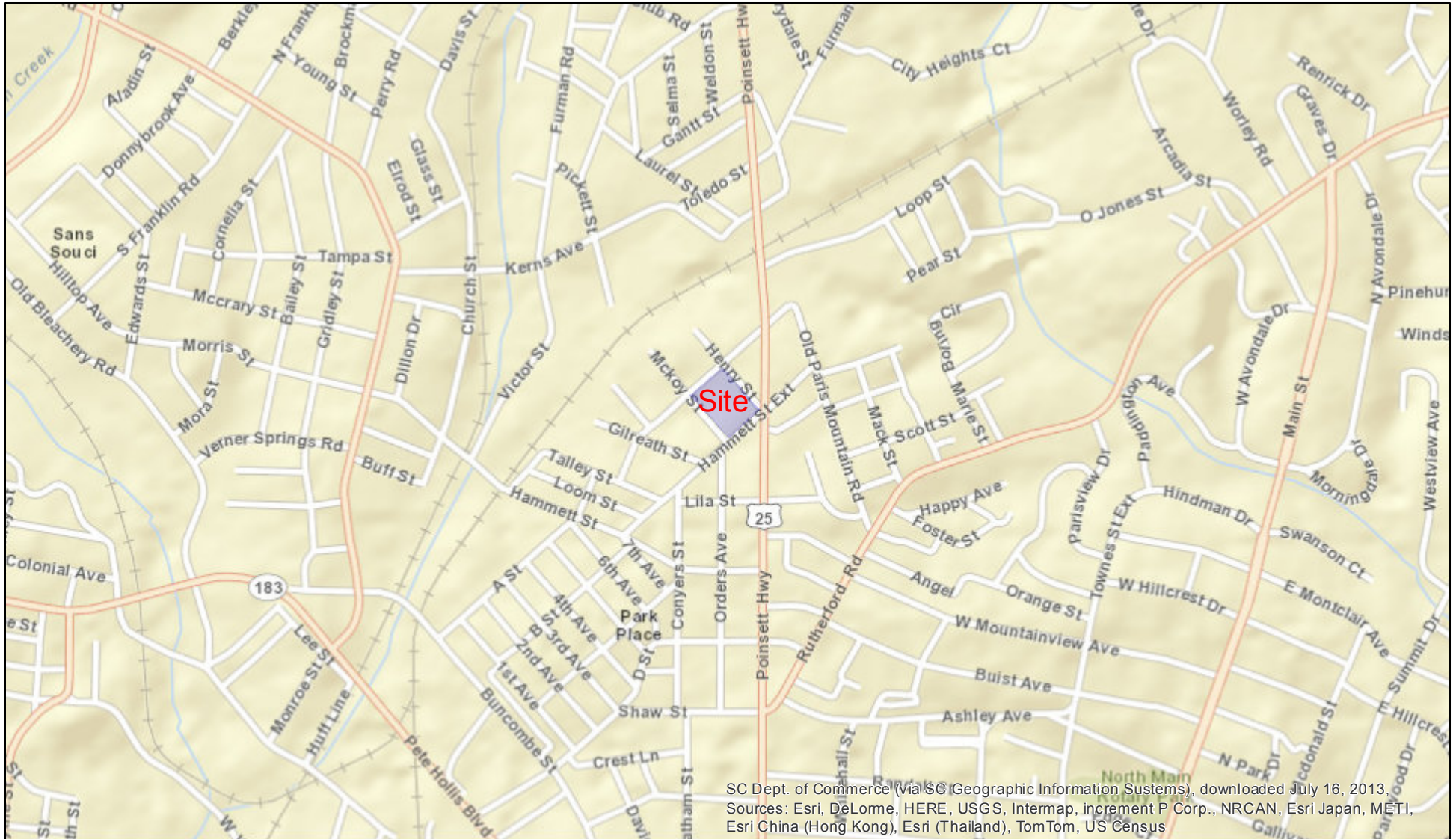


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# Forge Site Location Map



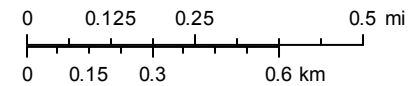
March 28, 2014



SC Dept. of Commerce (via SC Geographic Information Systems), downloaded July 16, 2013.  
Sources: Esri, DeLorme, HERE, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI,  
Esri China (Hong Kong), Esri (Thailand), TomTom, US Census



1:18,000



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