



Available Industrial Site

Connector Plus 5

100 Acres

Location

LOCATION: SE Quad of I-85/I-185, E of I-185
COMMUNITY: Greenville
COUNTY: Greenville

Description

MINIMUM ACRES: 25 Acres
MAXIMUM ACRES: 100 Acres
SUBDIVIDE: Yes Acres
CURRENT USE: Vacant
SURROUNDING AREA: Agricultural, Commercial
TOPOGRAPHY: Gently Sloping



Taxes and Zoning

ZONED INDUSTRIAL: Yes
RESTRICTIONS: I-1, Industrial & R-MA
TAXMAP: WG 10.2-1-1 & 1.3, 10.5-1-1
TAX DISTRICT: 151, 156
MILLAGE RATE: 276.90 / 291.80 (2005)
FOREIGN TRADE ZONE: No
FIRE DISTRICT: Gantt
FIRE RATING: 3

Transportation and Access

INTERSTATE: I-85 1 Miles
ALT. HIGHWAY: US 25 1.5 Miles
PRIMARY AIRPORT: GSP International Airport 15 Miles
CIVIL AIRPORT: Donaldson Center 6 Miles
PORT: Charleston 209 Miles
RAIL: CSX

Utilities

WATER: Greenville Water System 20"
 Line is along E boundary
GAS: Piedmont Natural Gas 4"
SEWER: WCRSA/Lakeside 18"
 Line is along W boundary
ELECTRICITY: Duke Power

Sales

MIN. PRICE ACRE: \$35,000
MAX. PRICE PER ACRE: \$45,000
LEASE:
SOURCE: George Zimmerman
 Coldwell Banker Caine Commercial
 864-250-2800

Comments

Site has been engineered and graded to accommodate rail spur.
 Largest contiguous area is 100 acres.

For Additional Information Contact:

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