



# Available Industrial Park Southpointe Business Center 29 Acres

## Location

**LOCATION:** I-85 / I-185 at Southern Connector  
**COMMUNITY:** Greenville  
**COUNTY:** Greenville  
**STATE:** South Carolina

## Description

**TOTAL ACRES IN PARK:** 60 Acres  
**REMAINING ACRES IN PARK:** 45 Acres  
**SMALLEST TRACT:** 1 Acres  
**LARGEST TRACT :** 29 Acres  
**INTERSTATE VISIBILITY:** Yes  
**CAN PROPERTY BE SUBDIVIDE** Yes  
**CURRENT USE:** Developing Business Center  
**SURROUNDING AREA:** Office, Industrial, Commercial  
**TOPOGRAPHY:** Gently rolling  
**MIN ELEVATION:** 950  
**MAX ELEVATION:** 965  
**SOIL TYPE:** Sandy, Clay Loams



## Utilities

**WATER:** GVL Water System 12"  
**GAS:** Piedmont Natural Gas 6"  
**SEWER:** WCRSA 10"  
 Gravity line dissects site N to S  
**ELECTRICITY:** Duke Power  
 see comments  
**TELECOMMUNICATIONS:**

## Taxes and Zoning

**ZONED INDUSTRIAL:** Yes  
**ZONING RESTRICTIONS:** I-1, Restrictive Covenants  
**TAXMAP:** WG 10.1  
**TAX DISTRICT:** 150, 151, 156  
**MILLAGE RATE:** 223.3, 276.9, 291.8 (2005)  
**FOREIGN TRADE ZONE:** No  
**FIRE DISTRICT:** Gantt Fire District  
**FIRE RATING:** 3

## Sales

**MIN. PRICE ACRE:** \$80,000  
**MAX. PRICE PER ACRE** \$100,000  
**LEASE:**  
**SOURCE:** Michael Adamson  
 Hughes Development, Inc  
 864-233-2580

## Transportation and Access

**PRIMARY INTERSTATE:** I-85 0.1 Miles  
**SECONDARY INTERSTATE:** I-185 0 Miles  
**ALTERNATE HIGHWAY:** S. Connector 0.1 Miles  
**PRIMARY AIRPORT:** GSP International Airport 12 Miles  
**CIVIL AIRPORT:** Donaldson Center 4 Miles  
**PORT:** Charleston 204 Miles  
**RAIL:** Seaboard / Coastline

## Comments

Great interstate visibility and at the Southern Connector. Only minutes from downtown. Minimum number of acres required for purchase is negotiable. Ability to have dual power feed from separate substations. Fiber available.

### For Additional Information Contact:

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