

Total Available +/- 375 Acres
Listing Price \$10,000 to \$14,000 per acre

Subdividable Yes

Rail Served Planned, CSX Max Contiguous +/- 245 Acres

HIGHLIGHTS

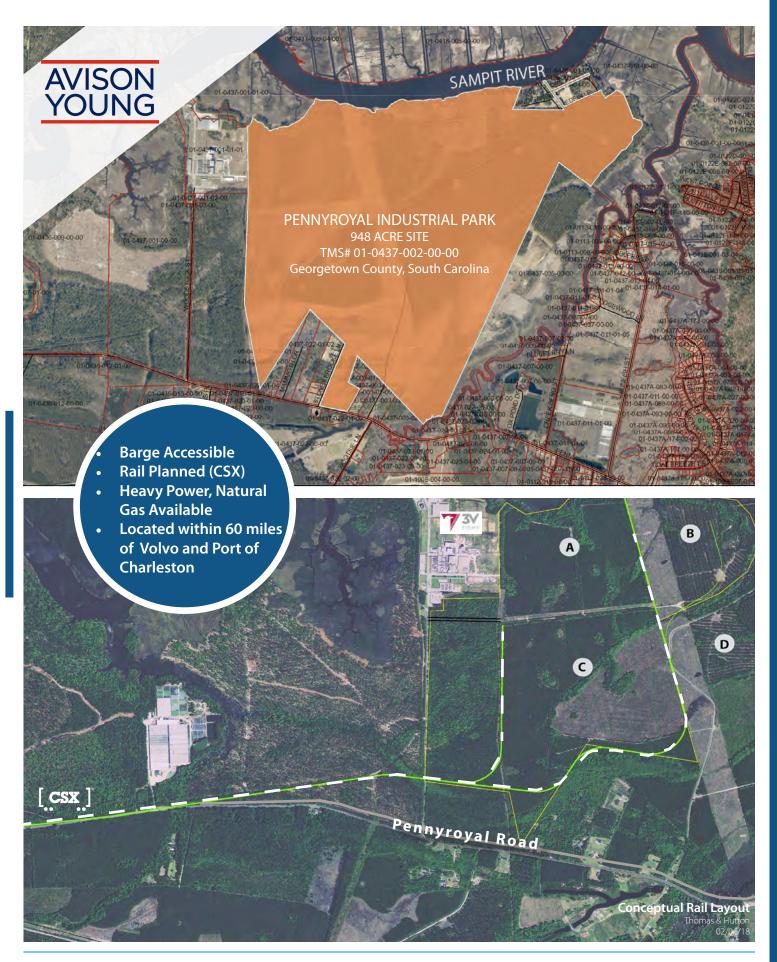
- RARE OPPORTUNITY: Industrial Site with options for Barge access (+/- 20' depth) via Sampit River and Rail access, CSX
- **ECONOMIC DEVELOPMENT:** Incentives and Tax Credit May Apply
- FLEXIBLE OPTIONS: Lot sizes from 48, 82, 103, and 142 acres
 - **UTILITIES:** Heavy power & natural gas available, Sewer capacity (2.5 MGD), Water capacity (1.6515 MGD), and generation station one mile from site (Santee Elective Cooperative)

Alan Bolduc, CCIM, SIOR | Senior Vice President | Industrial & Investment Services | O 843.725.7200 | C 843.860.9566 | alan.bolduc@avisonyoung.com

Courtney Marous | Senior Associate | Industrial & Investment Services | O 843.725.7200 | C 216.570.0910 | courtney.marous@avisonyoung.com

Kathleen Isola | Associate | Industrial & Investment Services | O 843.725.7200 | C 407.782.3317 | kathleen.isola@avisonyoung.com

Brian Tucker | Economic Development Director | Georgtown County | O 843.655.2312 | btucker@gtcounty.org



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