

Sage Mill Industrial Park

Aiken County
Graniteville, SC 29829

SOUTH CAROLINA

state of business. world of opportunity.



| | |
|-------------------|---|
| Tax Map ID(s) | 047-00-04-002, 047-00-03-001, 046-00-02-015 |
| Park Status | Sage Mill Industrial Park |
| Municipality | Unincorporated |
| Zoning | RUD Zoning Present |
| Flood Zone Status | No Portion is located in a Flood Zone |
| Landuse | Forestry(N), Interstate(S), Forestry(E), Residential(W) |

Location 1.1mi NE of I-20/SR144 interchg, N of I-20

Site Details:

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|------------------------|--------------------------|
| Total Site Acreage | 2,400.00 |
| Developable Acreage | 677 |
| Addtl. Acreage Avail | None |
| Min. Divisible Acreage | Not Subdividable |
| Max. Contig. Acreage | Undetermined |
| Max. Building Size | 3,500,000 SF |
| Improvements | Partially Cleared |
| Number of Structures | 1 Structures On Property |
| Elevation Range | 307' to 574' |
| Primary Soil Type | Complex |

Pricing:

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|-----------------|--------------------------------|
| Sales Price | \$22,000 to \$30,000 Per Acre |
| BTS Lease Rate | Not Available for BTS to Lease |
| Land Lease Rate | Sale Only |

Completed Due Diligence Items:

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Approximation
- Wetlands Delineation

Other Features:

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|-----------------------|-----------|
| SC Certified Site | Yes |
| Foreign Trade Zone | No |
| Multi-County Property | Edgefield |



Property Description:

Utilities:

Water System

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|-----------------------|--------------------------------------|
| Provider | Breezey Hill Water & Sewer Authority |
| Nearest Line Size | 12" |
| Dist. to Nearest Line | On-Site |

Wastewater System

| | |
|-----------------------|------------------|
| Provider | Aiken County PSA |
| Nearest Line Size | 16" (Force) |
| Dist. to Nearest Line | On Site |

Natural Gas/Alternate Gases

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|-----------------------|-------------------|
| NG Provider | SCE&G |
| Nearest Line Size | 6" (Distribution) |
| Dist. to Nearest Line | On-Site |
| Alternate Gases | None Available |

| | |
|--------------------|------------------------------------|
| Telecomm. Provider | AT&T |
| Electric Provider | SCE&G , Aiken Electric Cooperative |

Transportation:

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|-------------------|-------------------------------|
| Road Serving Site | Bettis Academy Road (2 Lanes) |
|-------------------|-------------------------------|

Nearest

| | |
|---------------------|--------------------------|
| Interstate | I-20 (1 MI) |
| Port | Savannah (141 MI) |
| Commercial Airport | Augusta Regional (25 MI) |
| Intermodal Facility | CSX Savannah (144 MI) |

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|---------------|--------------------------|
| Barge Access | No |
| Rail Access | Norfolk Southern Railway |
| Runway Access | No |

