

Union Commerce Industrial Park

Union County
Union, SC 29379



SOUTH CAROLINA
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Tax Map ID(s)	55-00-00-215
Park Status	Union Commerce Park
Municipality	Unincorporated
Zoning	No Zoning Present
Flood Zone Status	No Portion is located in a Flood Zone
Landuse	Industrial / Distribution(N), Industrial / Distribution(S), Industrial / Distribution(E), Industrial / Distribution(W)
Location	2 mi N of Union, E of US 176

Site Details:

Total Site Acreage	45.60
Developable Acreage	30
Addtl. Acreage Avail	None
Min. Divisible Acreage	Not Subdivideable
Max. Contig. Acreage	
Max. Building Size	165,000 SF
Improvements	Partially Cleared
Number of Structures	0
Elevation Range	555' to 622'
Primary Soil Type	Complex

Pricing:

Sales Price	\$10,000 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:

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

Property Description:



Utilities:

Water System

Provider	City of Union
Nearest Line Size	12"
Dist. to Nearest Line	On-Site

Wastewater System

Provider	City of Union
Nearest Line Size	12" (Gravity)
Dist. to Nearest Line	On Site

Natural Gas/Alternate Gases

NG Provider	City of Union
Nearest Line Size	8" (Distribution)
Dist. to Nearest Line	On-Site
Alternate Gases	None Available

Telecomm. Provider

AT&T

Electric Provider

City of Union

Transportation:

Road Serving Site: Furman Fendley Hwy (4 Lanes)

Nearest

Interstate	I-26 (22 MI)
Port	Charleston (187 MI)
Commercial Airport	GSP (46 MI)
Intermodal Facility	CSX Charlotte (74 MI)/NS Charlotte (80 MI)

Barge Access	No
Rail Access	No
Runway Access	No

