

Union Commerce Park
 2 mi N of Union, E of US 176
 Union, SC 29379

County	Union
Municipality	Unincorporated
Zoning	No Zoning Present
Tax Map ID	55-00-00-215
Park Status	Union Commerce Park
Location	2 mi N of Union, E of US 176
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$10,000 Per Acre

Details

Total Available Acreage	46.60
Developable Acreage	30.00
Additional Acreage Available	Undetermined
Minimum Divisible Acreage	45.60
Max Contiguous Developable Site	Undetermined
Maximum Building Size	165,000.00
Site Improvements	Partially Cleared
Elevation Range	622' to 622'
Primary Soil Type	Complex

Due Diligence

Cultural Resource Identification Survey	Completed
Boundary Survey	Completed
Protected Species Assessment	Completed
Preliminary Geotechnical Exploration	Completed
Phase 1 EPA Site Assessment	Completed
Topographical Survey	Completed
Wetlands Delineation	Completed



Utilities

Water Provider	City of Union
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	City of Union
Nearest Sewer Line Size	12" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	City of Union
Nearest Gas Line Size	8" (Distribution)
Distance to Nearest Gas Line	25 feet
Alternative Gases	None Available
Electric Provider	City of Union
Telecomm Provider	AT&T

Transportation

Road Serving Site	Furman Fendley Hwy (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Commercial Airport	Greenville-Spartanburg International (43.00 Miles)
Nearest Interstate	I-26 (23.00 Miles)
Nearest Marine Port	Charleston (180.00 Miles)
Nearest Inland Port	Inland Port Greer (39.00 Miles)
Nearest Intermodal Yard	NS Greer (39.00 Miles)

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