

# Oconee Industry & Technology Park

Westminster, South Carolina | Available for sale



# Oconee Industry & Technology Park

An emerging manufacturing park located in  
Upstate South Carolina.



303 buildable acres within  
a SC certified park



Located on SC  
Highway 11



Positioned strategically  
between Atlanta, GA &  
Charlotte, NC



1 hour from  
Greenville, SC

# Information

## Site Characteristics

- 303 buildable acres
- Site engineering evaluation report complete
- SC certified industrial park

## Location

- 2 miles to US 123/76
- 16 miles to I-85
- 115 miles to Atlanta, GA
- 146 miles to Charlotte, NC

## Incentives

- Fee-in-lieu of tax (FILOT)
- Property tax abatements
- Worker training assistance

# Utilities

## Power

- Served by Blue Ridge Electric Co-Op
- Dedicated 28 MVA substation on-site and operational

## Water

- Served by City of Walhalla
- 1.0 MGD water capacity
- 2.6 MGD waste water capacity

## Sewer

- Served by City of Walhalla
- 1.0 MGD available capacity

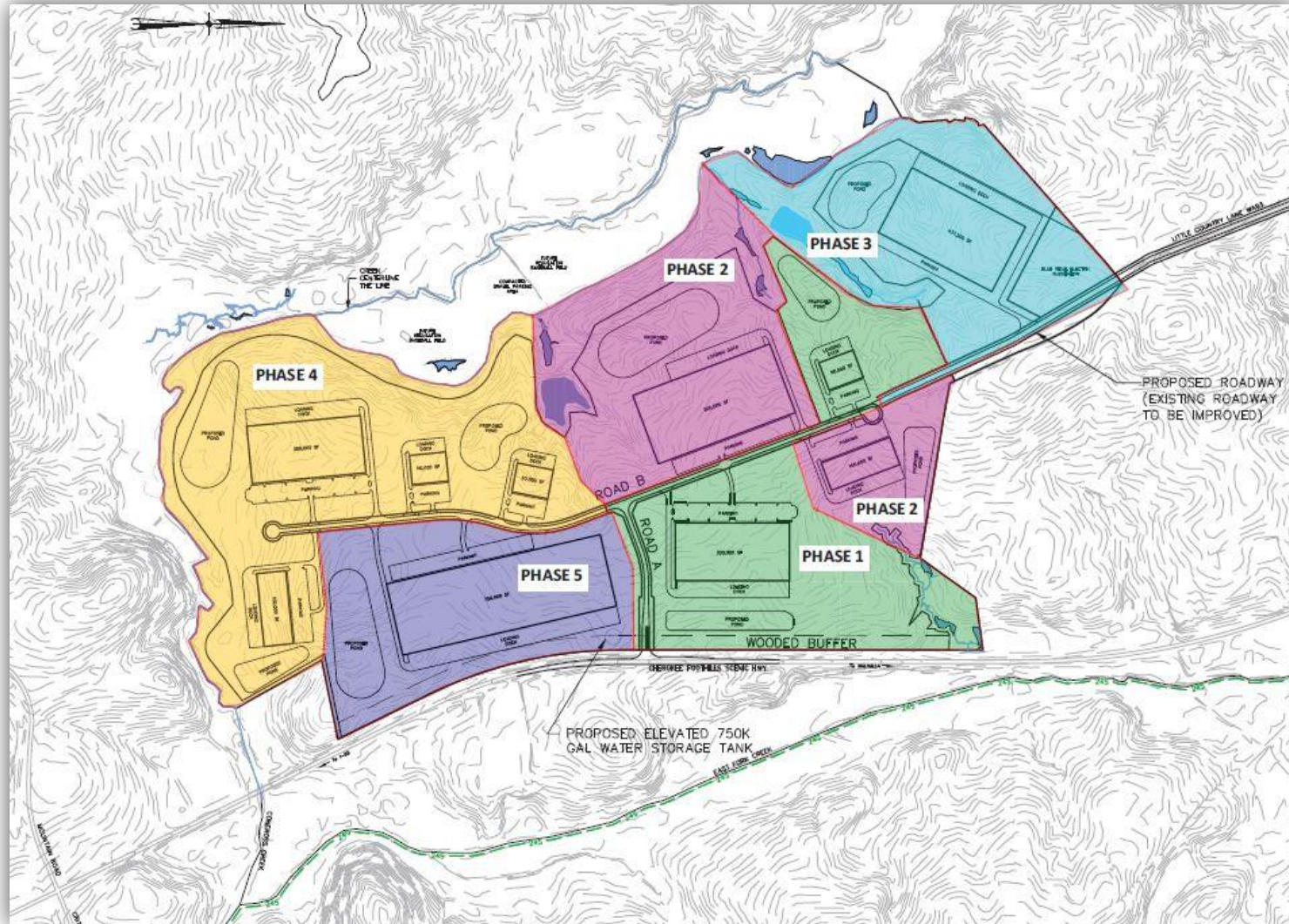
## Fiber

- Dedicated bandwidth from 1GB to 100GB on protected circuits
- Access to 250+ mile backbone fiber optic network

## Natural Gas

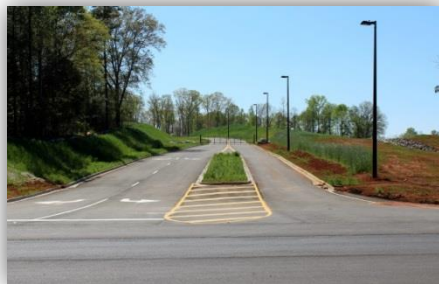
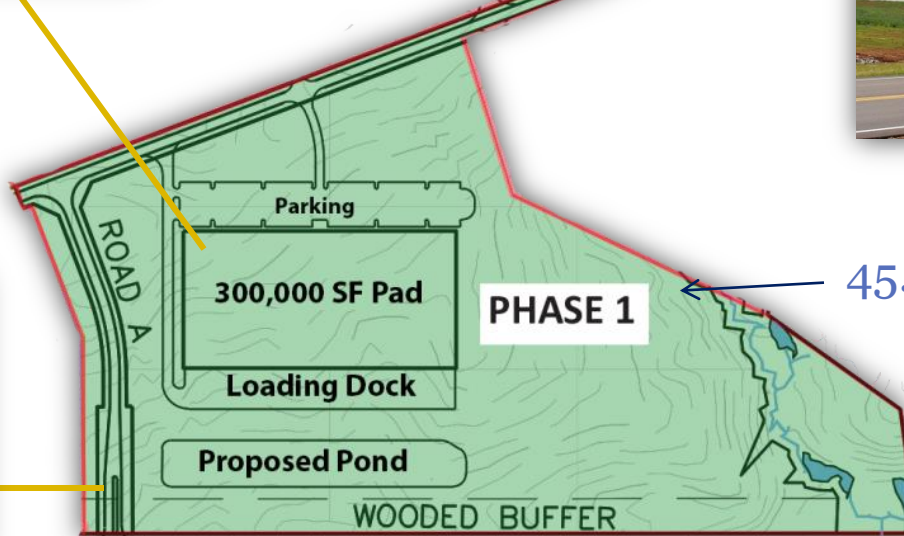
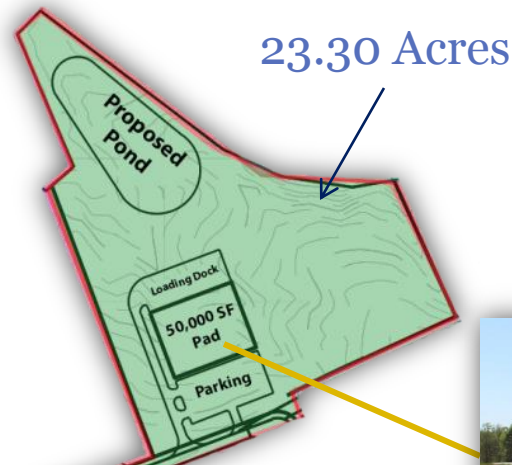
- Served by Fort Hill Natural Gas Authority
- 4 inch high pressure main, 350 psi

# Master Plan



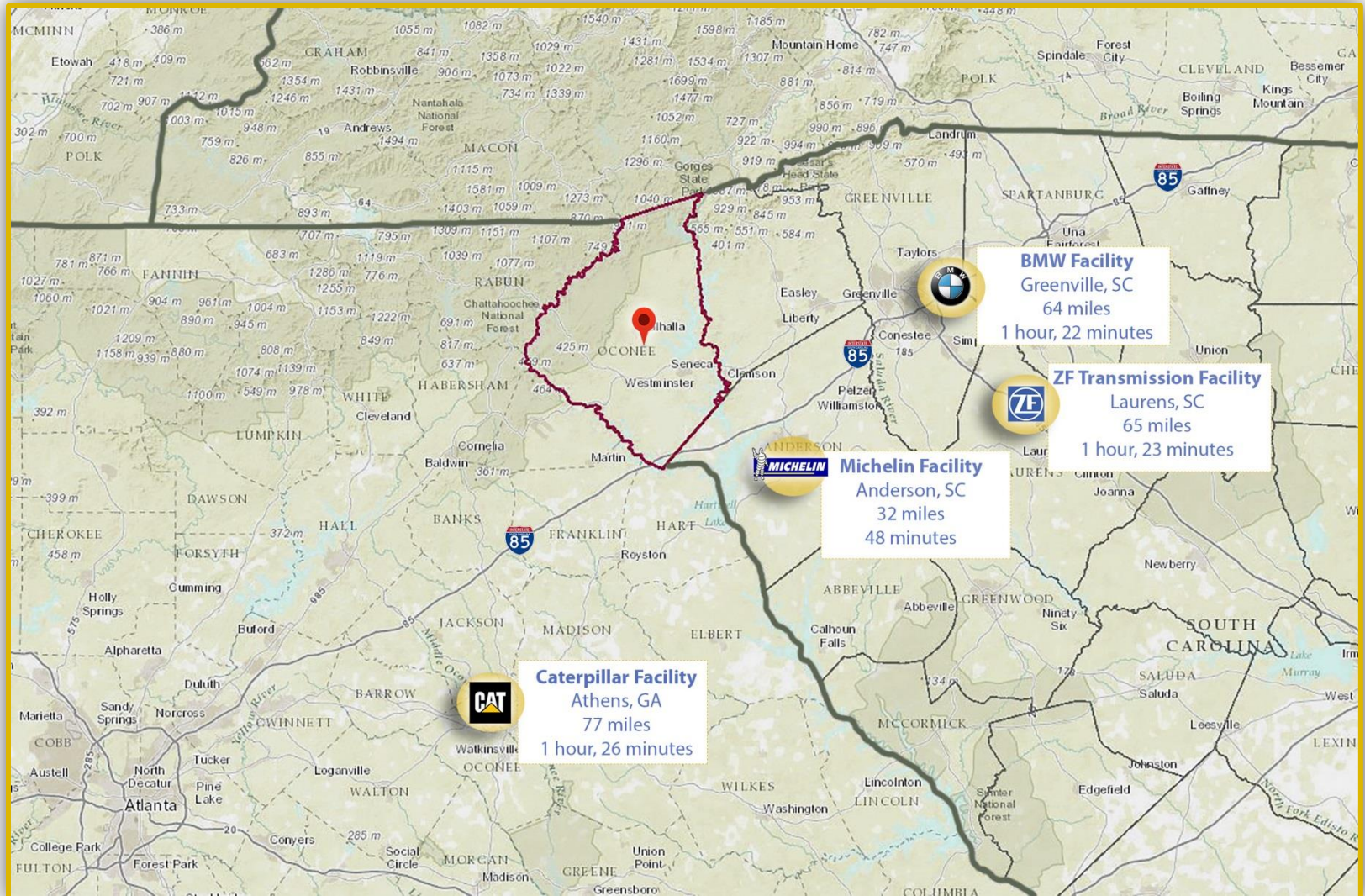


# Phase 1- Complete



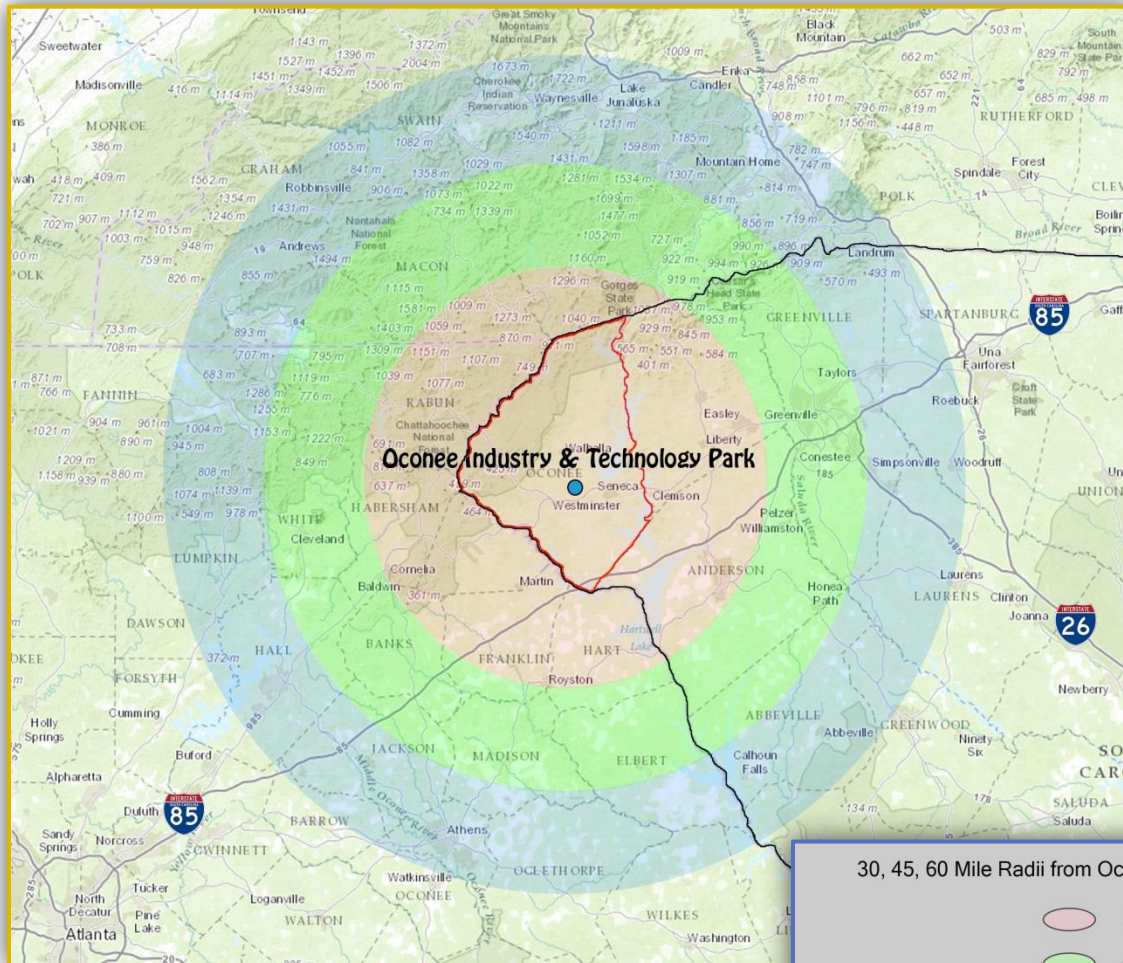
CHEROKEE FOOTHILLS SCENIC HWY

# Distance To Nearby Facilities





# 30, 45 & 60 Radii Report



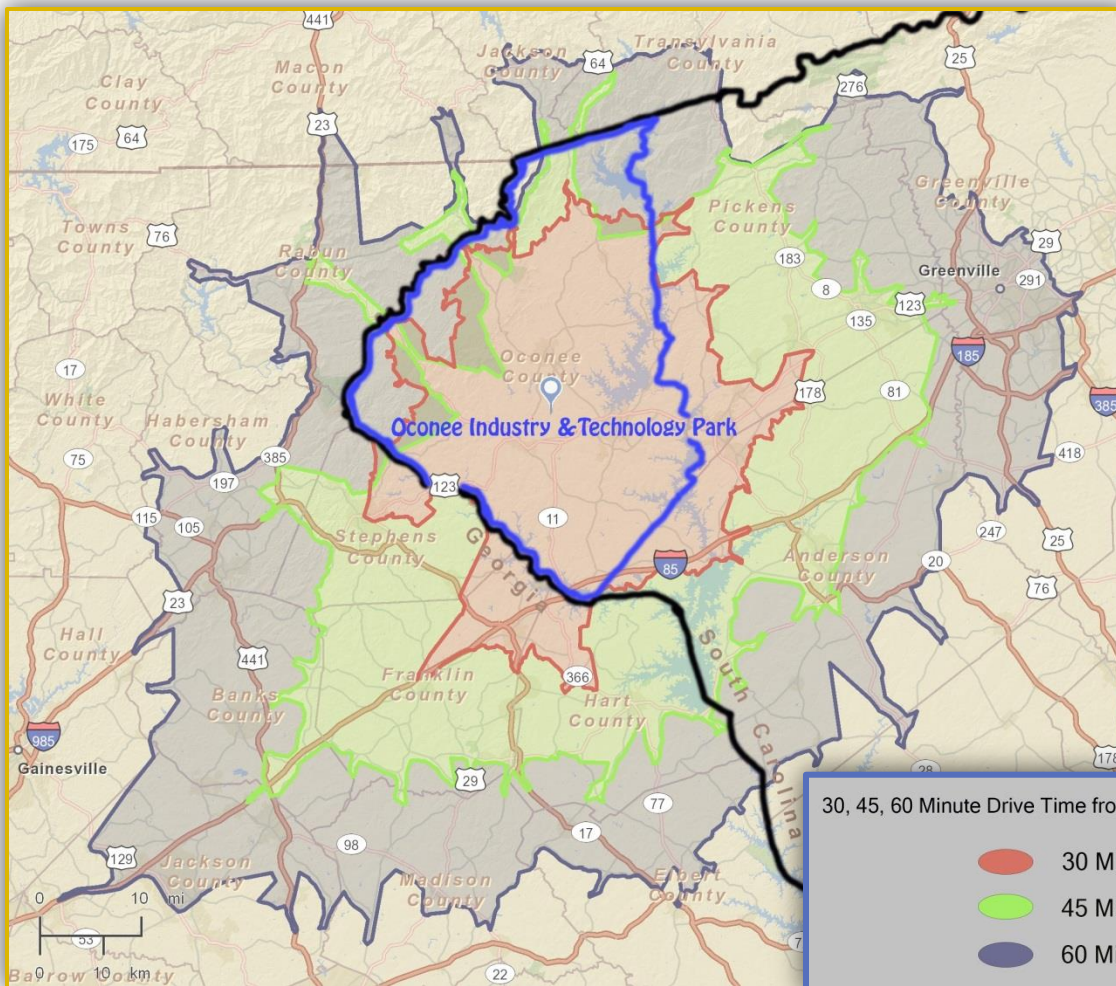
**Population Summary:**  
30 miles- 374,000  
45 miles- 908,470  
60 miles- 1,687,178

30, 45, 60 Mile Radii from Oconee Industry & Technology Park in Oconee County, South Carolina

-  30 Mile Radius
-  45 Mile Radius
-  60 Mile Radius
-  SC Boundaries
-  Oconee County Boundaries



# 30, 45 & 60 Minute Drive Time Report



30, 45, 60 Minute Drive Time from Oconee Industry & Technology Park in Oconee County, South Carolina

- 30 Minute Drive Time
- 45 Minute Drive Time
- 60 Minute Drive Time
- SC Boundaries
- Oconee County Boundaries