

# Greenwood County North Industrial Park

Just north of the Colgate-Palmolive plant on US Hwy 25N, a four-lane divided median highway.

Hodges, SC 29653



**South Carolina**  
Department of Commerce

Just right for business.

<b>County</b>	Greenwood
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Rural Development District
<b>Tax Map ID</b>	6930-157-834 6930-326-859 6930-172-696 6930-308-770
<b>Park Status</b>	Greenwood County North Industrial Park
<b>Location</b>	Just north of the Colgate-Palmolive plant on US Hwy 25N, a four-lane divided median highway.
<b>Landuse</b>	Residential (N) Residential (S) Undeveloped Land (E) Agricultural (W)

## Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$7,500

## Details

<b>Total Site Acreage</b>	141.22
<b>Developable Acreage</b>	109.75
<b>Additional Acreage Available</b>	1,021.00
<b>Minimum Divisible Acreage</b>	17.00
<b>Max Contiguous Developable Site</b>	72.49
<b>Maximum Building Size</b>	250,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	615' to 615'
<b>Primary Soil Type</b>	Loamy Sand
<b>SC Certification Program</b>	Certified Park

## Due Diligence

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



## Utilities

<b>Water Provider</b>	Greenwood Commissioners of Public Works
<b>Nearest Water Line Size</b>	12 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Ware Shoals Water and Sewer
<b>Nearest Sewer Line Size</b>	24" (Gravity)
<b>Distance to Nearest Sewer Line</b>	170 feet
<b>Natural Gas Provider</b>	Greenwood Commissioners of Public Works
<b>Nearest Gas Line Size</b>	12" (Distribution)
<b>Distance to Nearest Gas Line</b>	150 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Duke Energy
<b>Telecomm Provider</b>	CenturyLink

## Transportation

<b>Road Serving Building</b>	Hwy 25N (4 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-385 (29.00 Miles)
<b>Nearest Port</b>	Charleston (183.00 Miles)
<b>Nearest International Airport</b>	Charlotte Douglas International Airport - 5501 Josh Birmingham Parkway, Charlotte, North Carolina (125.00 Miles)
<b>Nearest Commercial Airport</b>	Greenville-Spartanburg International (52.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charlotte (126.00 Miles)