

**Eastport Industrial Park - 25-Acre Site (Tract 13)**  
 3.2mi NW of US78/US17 intersec, N of US 78  
 Jedburg, SC 29483

<b>County</b>	Dorchester
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	122-00-00-027
<b>Park Status</b>	Stand Alone Site
<b>Location</b>	3.2mi NW of US78/US17 intersec, N of US 78
<b>Landuse</b>	Undeveloped Land (N) Undeveloped Land (S) Heavy Industrial (E) Undeveloped Land (W)

<b>Pricing</b>	
<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$65,000 Per Acre

<b>Details</b>	
<b>Total Site Acreage</b>	25.00
<b>Developable Acreage</b>	21.68
<b>Additional Acreage Available</b>	110.00
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Partially Cleared
<b>Elevation Range</b>	68' to 70'
<b>Primary Soil Type</b>	Loamy Sand
<b>SC Certification Program</b>	None

<b>Due Diligence</b>	
<b>Cultural Resource Identification Survey</b>	Not Completed
<b>Boundary Survey</b>	Completed
<b>Protected Species Assessment</b>	Not Completed
<b>Preliminary Geotechnical Exploration</b>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	Completed
<b>Topographical Survey</b>	Not Completed
<b>Wetlands Delineation</b>	Not Completed



<b>Utilities</b>	
<b>Water Provider</b>	Summerville CPW
<b>Nearest Water Line Size</b>	8 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Dorchester County Water and Sewer
<b>Sewer Line #1 Size</b>	8" (Gravity)
<b>Distance to Sewer Line #1</b>	On-Site
<b>Sewer Line #2 Size</b>	10" (Gravity)
<b>Distance to Sewer Line #2</b>	On-Site
<b>Natural Gas Provider</b>	SCE&G
<b>Gas Line #1 Size</b>	4" (Distribution)
<b>Distance to Gas Line #1</b>	1,140 feet
<b>Gas Line #2 Size</b>	8" (Distribution)
<b>Distance to Gas Line #2</b>	1,363 feet
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	SCE&G
<b>Telecomm Provider</b>	AT&T

<b>Transportation</b>	
<b>Road Serving Building</b>	Deming Way (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (4.00 Miles)
<b>Nearest Port</b>	Charleston (26.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (18.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charleston (20.00 Miles)

Eastport Industrial Park - 25-Acre Site (Tract 13)

Dorchester County

3.2mi NW of US78/US17 intersec, N of US 78

Jedburg, SC 29483



**South Carolina**  
Department of Commerce

Just right for business.

