

**Ridgeville Industrial Campus (1,030 Acres)**  
 Located just outside of the Town of Ridgeville  
 Ridgeville, SC 29472

<b>County</b>	Dorchester
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	087-00-00-096; 097; 097-00-00-002; 010
<b>Park Status</b>	Ridgeville Industrial Campus
<b>Location</b>	Located just outside of the Town of Ridgeville
<b>Landuse</b>	Undeveloped Land (N) Undeveloped Land (S) Undeveloped Land (E) Undeveloped Land (W)

**Pricing**

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$60,000 to \$100,000 Per Acre

**Details**

<b>Total Site Acreage</b>	1,030.00
<b>Developable Acreage</b>	748.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	10.00
<b>Max Contiguous Developable Site</b>	371.00
<b>Maximum Building Size</b>	1,000,000.00
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	72' to 72'
<b>Primary Soil Type</b>	Fine Sand
<b>SC Certification Program</b>	Palmetto Sites

**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



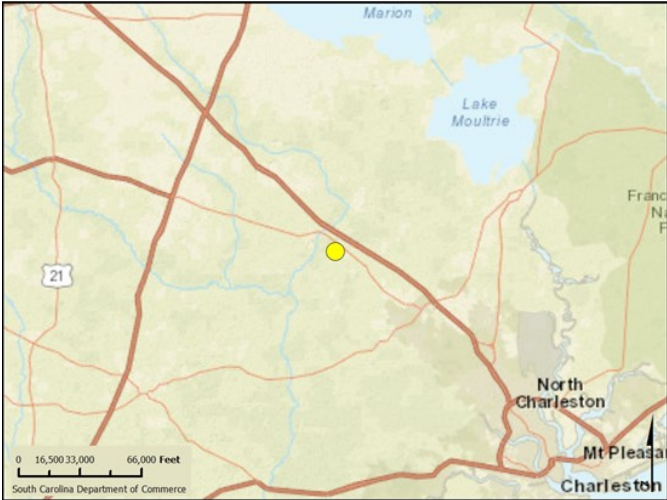
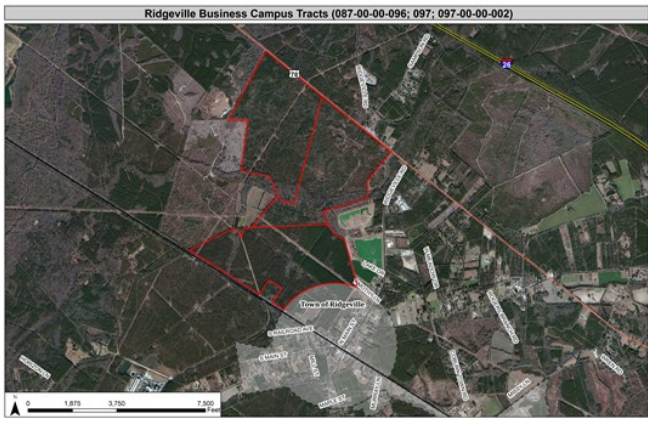
**Utilities**

<b>Water Provider</b>	Dorchester County Water and Sewer
<b>Nearest Water Line Size</b>	10 inches
<b>Distance to Nearest Water Line</b>	On-Site
<b>Wastewater Provider</b>	Dorchester County Water and Sewer
<b>Nearest Sewer Line Size</b>	12" (Force)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	SCE&G
<b>Gas Line #1 Size</b>	2" (Distribution)
<b>Distance to Gas Line #1</b>	On-Site
<b>Gas Line #2 Size</b>	6" (Distribution)
<b>Distance to Gas Line #2</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Providers</b>	SCE&G, Edisto Electric Cooperative
<b>Telecomm Provider</b>	AT&T

**Transportation**

<b>Road Serving Building</b>	Highway 78/Highway 27 (2 Lanes)
<b>Rail Access</b>	Norfolk Southern Railway
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (5.00 Miles)
<b>Nearest Port</b>	Charleston (35.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (25.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charleston (28.00 Miles)

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**POWER & GAS AVAILABLE TO SITE**

**ADDRESS:**  
 Highway 78  
 Ridgeville, SC

**SITE SIZE:**  
 982 gross acres  
 ±754 developable acres  
 Flexible lot sizes

**UTILITIES:**  
 Power and gas available  
 Water and sewer in 2018

**RAIL:**  
 Norfolk Southern  
 Main line adjacent to park

**DISTANCE TO PORT:**  
 28 miles to North Charleston Terminal

**DISTANCE TO INTERSTATE:**  
 1 mile to I-26  
 18 miles to I-95

**DISTANCE TO BOEING:**  
 28 miles to Boeing Campus

**DISTANCE TO VOLVO:**  
 2 miles

**DISTANCE TO DAIMLER:**  
 21 miles

**ENTIRE PARK**

Parcel	Acres	Parcel	Acres
Phase 1	355.5	P-1	20.4
Phase 2	371.5	P-2	28.2
<b>Total</b>	<b>727.0</b>	P-3	19.7
		P-4	43.0
		P-5	39.2
		P-7	9.6
		P-8	24.0
		P-9	100
		P-10	37.4
		P-11	34.0
		<b>TOTAL</b>	<b>355.5</b>
		<b>PHASE 2</b>	
		Parcel	Acres
		P-12	371.5
		<b>TOTAL</b>	<b>371.5</b>

\*Developable land less infrastructure shown in site plan.

BRIDGE COMMERCIAL