

<b>County</b>	Dorchester
<b>Municipality</b>	City
<b>Zoning</b>	No Zoning Present
<b>Tax Map ID</b>	122-00-00-022/122-00-00-026
<b>Park Status</b>	McQueen Industrial Park
<b>Location</b>	0 Hodge Rd
<b>Landuse</b>	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

**Pricing**

<b>Pricing</b>	Build to Suit
<b>Anticipated Lease Rate</b>	\$4.00 to \$10.00/acre/year

**Details**

<b>Total Site Acreage</b>	50.53
<b>Developable Acreage</b>	Undetermined
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	4.50
<b>Max Contiguous Developable Site</b>	Undetermined
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	62' to 62'
<b>Primary Soil Type</b>	Loam
<b>SC Certification Program</b>	None

**Due Diligence**

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



**Utilities**

<b>Water Provider</b>	Summerville CPW
<b>Nearest Water Line Size</b>	12 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>	10" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	SCE&G
<b>Nearest Gas Line Size</b>	6" (Distribution)
<b>Distance to Nearest Gas Line</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	Berkeley Electric Cooperative
<b>Telecomm Provider</b>	AT&T

**Transportation**

<b>Road Serving Building</b>	Hodge (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (3.00 Miles)
<b>Nearest Port</b>	Charleston (27.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (18.00 Miles)
<b>Nearest Intermodal Facility</b>	CSX Charleston (21.00 Miles)

McQueen Industrial Park  
Dorchester County  
0 Hodge Rd  
Summerville, SC 29483



**South Carolina**  
Department of Commerce  
Just right for business.

