

Whitfield Corporate Park (120 Acres)

Located on Patriot Blvd. between Dorchester Road and Ashley Phosphate Road. It is 4 miles from a full, 4-way interchange on I-26, and 5 miles from Charleston International Airport.

Hanahan, SC 29418



South Carolina
Department of Commerce

Just right for business.

County	Dorchester
Municipality	City
Zoning	Light Industrial
Tax Map ID	181-00-00-010 181-00-00-128 181-00-00-050
Park Status	Whitfield Corporate Park
Location	Located on Patriot Blvd. between Dorchester Road and Ashley Phosphate Road. It is 4 miles from a full, 4-way interchange on I-26, and 5 miles from Charleston International Airport.
Landuse	Residential (N) Heavy Industrial (S) Light Industrial (E) Commercial (W)

Pricing

Pricing	For Sale/Build to Suit
Sale Price	\$135,000 Per Acre
Anticipated Lease Rate	\$5.00 to \$10.00/acre/year

Details

Total Site Acreage	103.35
Developable Acreage	Undetermined
Additional Acreage Available	None
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	Undetermined
Site Improvements	Forested
Elevation Range	31' to 31'
Primary Soil Type	Clay Loam
SC Certification Program	None

Due Diligence

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



Utilities

Water Provider	Charleston Water System
Water Line #1 Size	8 inches
Distance to Water Line #1	On-Site
Water Line #2 Size	2 inches
Distance to Water Line #2	On-Site
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	8" (Force)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	4" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	Dorchester Road (4 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (4.00 Miles)
Nearest Port	Charleston (14.00 Miles)
Nearest Commercial Airport	Charleston International (7.00 Miles)
Nearest Intermodal Facility	CSX Charleston (10.00 Miles)

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Dorchester County

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