

Winding Woods Industrial Park (625 Acres)

US 78, 2 mi E of US 15, 4 mi E of I-26
St. George, SC 29477



South Carolina
Department of Commerce

Just right for business.

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	059-00-00-006
Park Status	Winding Wood Industrial Park
Location	US 78, 2 mi E of US 15, 4 mi E of I-26
Landuse	Agricultural (N) Agricultural (S) Agricultural (E) Light Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$20,000 to \$40,000 Per Acre

Details

Total Site Acreage	608.24
Developable Acreage	Undetermined
Additional Acreage Available	630.00
Minimum Divisible Acreage	10.00
Max Contiguous Developable Site	Undetermined
Maximum Building Size	2,500,000.00
Site Improvements	Partially Cleared
Elevation Range	90' to 90'
Primary Soil Type	Fine Sandy Loam
SC Certification Program	Palmetto Sites

Due Diligence

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



Utilities

Water Provider	Dorchester County Water Authority
Nearest Water Line Size	12 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	12" (Gravity)
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	Edisto Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	Highway 78 (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (9.00 Miles)
Nearest Port	Charleston (48.00 Miles)
Nearest Commercial Airport	Charleston International (38.00 Miles)
Nearest Intermodal Facility	CSX Charleston (41.00 Miles)

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