

McQueen Industrial Park - Lot 3

NE quad US 78/SR 58 jct. Centrally-located within McQueen Industrial Park.
 Summerville, SC 29483



South Carolina
 Department of Commerce

Just right for business.

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	122-00-00-101
Park Status	McQueen Industrial Park
Location	NE quad US 78/SR 58 jct. Centrally-located within McQueen Industrial Park.
Landuse	Light Industrial (N) Light Industrial (S) Light Industrial (E) Light Industrial (W)

Pricing

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

Details

Total Site Acreage	4.54
Developable Acreage	Undetermined
Additional Acreage Available	None
Minimum Divisible Acreage	Not Subdivideable
Max Contiguous Developable Site	4.54
Maximum Building Size	100,000.00
Site Improvements	Forested
Elevation Range	60' to 60'
Primary Soil Type	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	Summerville CPW
Nearest Water Line Size	10 inches
Distance to Nearest Water Line	On-Site
Wastewater Provider	Dorchester County Water and Sewer
Nearest Sewer Line Size	8" (Gravity)
Distance to Nearest Sewer Line	On-Site
Natural Gas Provider	SCE&G
Nearest Gas Line Size	6" (Distribution)
Distance to Nearest Gas Line	On-Site
Alternative Gases	None Available
Electric Provider	Berkeley Electric Cooperative
Telecomm Provider	AT&T

Transportation

Road Serving Building	Innovation Drive (2 Lanes)
Rail Access	No
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (2.00 Miles)
Nearest Port	Charleston (27.00 Miles)
Nearest Commercial Airport	Charleston International (18.00 Miles)
Nearest Intermodal Facility	CSX Charleston (21.00 Miles)

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