

Eastport Industrial Park - 52-Acre Rail Site (Tract 19)

3.2mi NW of US78/US17 intersec, N of US 78
Jedburg, SC 29483

County	Dorchester
Municipality	Unincorporated
Zoning	Industrial
Tax Map ID	122-00-00-153
Park Status	Eastport Industrial Park
Location	3.2mi NW of US78/US17 intersec, N of US 78
Landuse	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

Pricing

Pricing	For Sale
Sale Price	\$25,000 Per Acre

Details

Total Site Acreage	52.00
Developable Acreage	45.76
Additional Acreage Available	85.00
Minimum Divisible Acreage	5.00
Max Contiguous Developable Site	24.00
Maximum Building Size	Undetermined
Site Improvements	Partially Cleared
Elevation Range	60' to 68'
Primary Soil Type	Loamy Sand
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	Completed
Topographical Survey	Not Completed
Wetlands Delineation	Not Completed



Utilities

Water Provider	Summerville CPW
Nearest Water Line Size	12 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
Gas Line #1 Size	4" (Distribution)
Distance to Gas Line #1	On-Site
Gas Line #2 Size	8" (Distribution)
Distance to Gas Line #2	On-Site
Alternative Gases	None Available
Electric Provider	SCE&G
Telecomm Provider	AT&T

Transportation

Road Serving Building	Belgium Way (2 Lanes)
Rail Access	Norfolk Southern Railway
Runway Access	No
Barge Access	No
Nearest Interstate	I-26 (4.00 Miles)
Nearest Port	Charleston (27.00 Miles)
Nearest Commercial Airport	Charleston International (18.00 Miles)
Nearest Intermodal Facility	NS Charleston (20.00 Miles)

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