

# Eastport Industrial Park West (Tracts 20 & 21-Linde Tract)(40 Acres)

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

<b>County</b>	Dorchester
<b>Municipality</b>	Unincorporated
<b>Zoning</b>	Industrial
<b>Tax Map ID</b>	129-00-00-048
<b>Park Status</b>	Eastport Industrial Park
<b>Location</b>	3.2mi NW of US78/US17 intersec, N of US 78
<b>Landuse</b>	Heavy Industrial (N) Heavy Industrial (S) Heavy Industrial (E) Heavy Industrial (W)

### Pricing

<b>Pricing</b>	For Sale
<b>Sale Price</b>	\$62,500 Per Acre

### Details

<b>Total Site Acreage</b>	40.00
<b>Developable Acreage</b>	40.00
<b>Additional Acreage Available</b>	Undetermined
<b>Minimum Divisible Acreage</b>	5.00
<b>Max Contiguous Developable Site</b>	30.00
<b>Maximum Building Size</b>	Undetermined
<b>Site Improvements</b>	Forested
<b>Elevation Range</b>	65' to 69'
<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>	Completed
<b>Protected Species Assessment</b>	Not Completed
<b>Preliminary Geotechnical Exploration</b>	Not Completed
<b>Phase 1 EPA Site Assessment</b>	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>	8" (Gravity)
<b>Distance to Nearest Sewer Line</b>	On-Site
<b>Natural Gas Provider</b>	SCE&G
<b>Gas Line #1 Size</b>	4" (Distribution)
<b>Distance to Gas Line #1</b>	On-Site
<b>Gas Line #2 Size</b>	0" (Interstate Transmission)
<b>Distance to Gas Line #2</b>	On-Site
<b>Gas Line #3 Size</b>	8" (Distribution)
<b>Distance to Gas Line #3</b>	On-Site
<b>Alternative Gases</b>	None Available
<b>Electric Provider</b>	SCE&G
<b>Telecomm Provider</b>	AT&T

### Transportation

<b>Road Serving Building</b>	Highway 78 (2 Lanes)
<b>Rail Access</b>	No
<b>Runway Access</b>	No
<b>Barge Access</b>	No
<b>Nearest Interstate</b>	I-26 (4.00 Miles)
<b>Nearest Port</b>	Charleston (26.00 Miles)
<b>Nearest Commercial Airport</b>	Charleston International (18.00 Miles)
<b>Nearest Intermodal Facility</b>	NS Charleston (19.00 Miles)

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