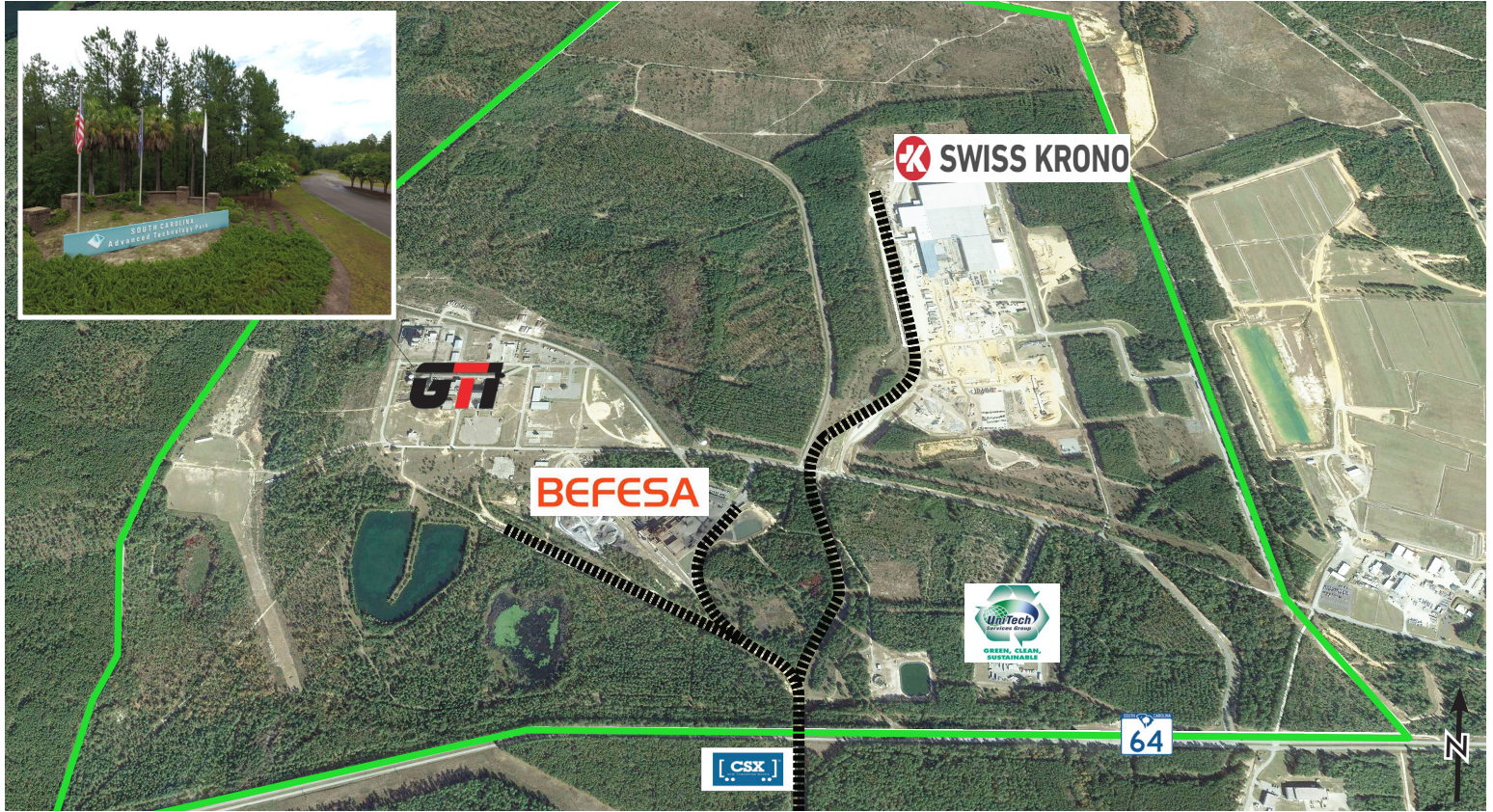


SC Advanced Technology Park

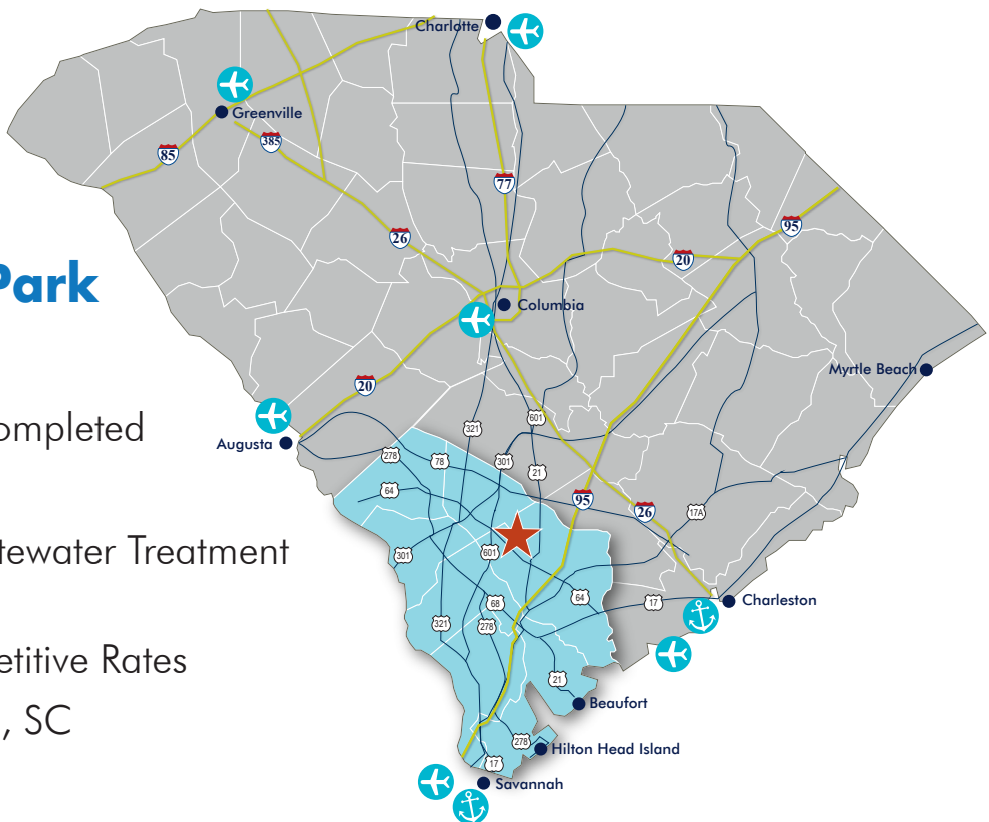
1606 Acres | 650 Hectares

1321 Technology Drive | Barnwell, SC 29812



Newly Developed 1,606-Acre Industrial Park

- Rail on Site
- Shovel Ready, Due Diligence Completed
- Fiber Optic Cable
- Fully Dedicated Water and Wastewater Treatment Plant on Site
- Reliable Utility Service at Competitive Rates
- Close to the Ports of Charleston, SC and Savannah, GA



The information contained in this flyer has been obtained from both public and private sources and is deemed reliable at the time of publication. To further verify this information, please speak directly with SouthernCarolina Alliance at (803)541-0023.

Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org

SC Advanced Technology Park

1606 Acres | 650 Hectares

1321 Technology Drive | Barnwell, SC 29812



DUE DILIGENCE COMPLETED:

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase 1 Environmental Protection Site Assessment
- Topographical Survey
- Wetlands Delineation
- Wetlands Approximation

PROPERTY SALE PRICE: \$5,000 TO \$20,000 PER ACRE

PROPERTY INFORMATION:

County: Barnwell
City Limits: Outside
Tax Map ID: 022-00-00-001, 002, 003, 004
Site Size: 1,606 Acres (650 HA)
Zoning: Industrial
Current Land Use: Industrial Development

Elevation Range: 281' (86 m)
Primary Soil Type: Fine Sandy Loam
Flood Zone: None
Multi County Property: Yes

TRANSPORTATION ACCESSIBILITY

Interstates: I-20: 50 Minutes
I-26: 60 Minutes
I-95: 70 Minutes

Access Hwy: Highway 64 (4-Lanes)

Nearest Rail: CSX: On Site

Ports: Savannah: 110 Minutes | Charleston: 125 Minutes

Commercial Airports: Columbia Metropolitan: 80 Minutes
Savannah International: 110 Minutes
Charleston International: 115 Minutes

Civil Airports: Barnwell County: 10 Minutes
Bamberg County: 25 Minutes
Allendale County: 25 Minutes

UTILITIES/SERVICES

Water Service: Bamberg Public Works
Line On Site | 12" (30 cm) Line
Capacity: 500,000 gpd | Upgradeable

Wastewater System: Bamberg Public Works
Line On Site | 8" (20 cm) Gravity Line
Capacity: 250,000 gpd | Upgradeable

Natural Gas Provider: Dominion Energy
Line on Site | 6" (15 cm) Line | High Pressure
Upgradeable

Primary Electricity Provider: Dominion Energy
On Site | 115 kv Transmission Line | 12.47 kv Distribution
Line 3 Phase Available - Upgradeable

Telecommunications Provider: AT&T

Fire Department: 1 Miles (2 km) | ISO Rating: 7

WORKFORCE PROFILE

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	292,306	839,935	1,246,617
Workforce	131,765	395,456	588,402

Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org