

# CROSSRHODES INDUSTRIAL PARK

61 Innovation Dr., US HWY 301, Bamberg, Bamberg County, SC 29003  
Coordinates: 33.266631, -81.077848



palmetto  
sites

Checked for Readiness



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Site information was gathered in June 2021.

**TOTAL ACREAGE:** 70 acres  
(400+ acres adjacent and under option)

**DEVELOPABLE ACREAGE:** 58 acres

**MAX BUILDING SIZE:** 172,500 sq ft

**SPEC BUILDING AVAILABLE:** 40,000 sq ft expandable

**OWNED / CONTROLLED BY:** Southern Carolina Alliance

**DISTANCE FROM INTERSTATE:** 26 miles (I-26)

**RAIL ACCESS:** N/A

**ZONING:** Industrial

With over 50 developable acres (with additional acreage available and under option) and a 40,000 sq ft speculative building available, the CrossRhodes Industrial Park offers expanding companies strategic logistics positioning in the southeast equidistant from the Charleston, SC and Savannah, GA ports. The advantageous concentration of occupational clusters such as production, maintenance, and engineering paired with lower labor force participation in the region provides companies an opportunity to tap into an underutilized industrially skilled workforce.

## LOCAL WORK FORCE

Within 45 miles

**POPULATION:** 396,171

**PROJECTED GROWTH:** 2.41%

**LABOR FORCE:** 180,978

**MEDIAN INCOME:** \$43,972

## UTILITY INFO

**ELECTRIC:** 12.47kV line adjacent to park along HWY 301

**NATURAL GAS:** 4-inch line is along east side of HWY 301

**WATER:** 14-inch line is adjacent to park along HWY 301; line has 1 MGD excess capacity and system has 1.2 MGD excess capacity

**WASTEWATER:** 10-inch gravity line is on the property; line and system have ≈0.4 MGD excess capacity

**TELECOM:** Fiber is readily available



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## CROSSRHODES INDUSTRIAL PARK - CONCEPTUAL MASTER PLAN

BAMBERG, SOUTH CAROLINA  
 MAY 12, 2021

**DAVIS & FLOYD**  
 SINCE 1954

### DUE DILIGENCE

<b>Phase I Environmental Site Assessment:</b>	<b>December 9, 2019</b>	Phase I ESA completed on approximately 74 acres. The assessment revealed no recognized environmental conditions at the property.
<b>Cultural Resource Identification Survey:</b>	<b>May 20, 2005</b>	Survey covered 88 acres and did not identify any historical sites that were eligible for the National Register of Historic Places and no additional cultural resources investigations were recommended.
<b>Boundary Survey:</b>	<b>February 26, 2004</b>	Boundary Survey can be provided upon request, which captures easements and site conditions.
<b>Protected Species Assessment:</b>	<b>December 5, 2019</b>	Study found five (5) protected species listed for Bamberg County, but no species were observed during 2019 study. Development is expected to have "no effect" on the species. See full report for details.
<b>Report of Preliminary Geotechnical Exploration:</b>	<b>June 28, 2005</b>	Five (5) soil test borings resulted in seismic classifications for the property ranging between D and F, pending location and future project requirements.
<b>Wetlands Delineation:</b>	<b>June 6, 2017</b>	Wetlands survey found that the property contains 14.93 acres of wetlands.
<b>US Army Corp of Engineers Jurisdiction Determination Letter:</b>	<b>March 4, 2018</b>	Approved Jurisdictional Determination Letter received, and US Army Corp of Engineers identified 12.13 acres of jurisdictional wetlands and 1,449 linear feet of other jurisdictional waters.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the property, and what SSG considers is a common sense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.



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