

# NORTHSIDE INDUSTRIAL SITE

19961 US 221, Laurens, Laurens County, SC 29360  
Coordinates: 34.533132, -82.002156



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.

**TOTAL ACERAGE:** 160 acres

**DEVELOPABLE ACERAGE:** 131 acres

**MAX BUILDING SIZE:** 450,000 sq ft (without relocating transmission line)

**OWNED/ CONTROLLED BY:** Laurens County

**DISTANCE FROM INTERSTATE:** 1 mile (I-385)

**RAIL ACCESS:** CSX

**ZONING:** Industrial

The Northside Industrial Site enjoys favorable geographical positioning within Upstate, SC and the labor draw aligns well with the needs of advanced manufacturing operations. The existing demographics and historic/projected population growth rate data further support this. Occupational presence and concentration of Production, Engineering, Maintenance, and Logistics workers is well above the national average. The labor data coupled with utilities and rail on-site make this a prime site for a larger, high-impact project that is sensitive to a quality workforce.

## LOCAL WORK FORCE

*Within 45 miles*

**POPULATION:** 1,397,088

**PROJECTED GROWTH:** 4.99%

**LABOR FORCE:** 682,397

**MEDIAN INCOME:** \$52,107

## UTILITY INFO

**ELECTRIC:** 12 kV line along US 221 and 44 kV line bisects property

**NATURAL GAS:** 6-inch line along US 221

**WATER:** 12-inch line along US 221 has ~500,000 GPD excess capacity; system has 6 MGD excess capacity

**WASTEWATER:** 10-inch line with 600,000 GPD excess capacity needs to be extended 3,300 ft.; cost estimates available and system has 3.5 MGD excess capacity

**TELECOM** Fiber is readily available



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## DUE DILIGENCE

**Phase I Environmental Site Assessment:** January 2019

Phase I ESA completed on 155 acres. The assessment did not identify the likely presence of an on-site recognized environmental condition. One (1) off-site Controlled Recognized Environmental Condition (UST) approximately 0.06 miles from the site – full report available for review upon request.

**Cultural Resource Identification Survey:** February 2019

Several Cultural Resource studies have been completed on the property. SHPO stated in 2019 in response to the February 2019 study that no further investigation is recommended for the site and no newly recorded archaeological sites were identified – full report available for review upon request.

**Boundary Survey:** November 23, 2020

Boundary Survey can be provided upon request, which captures easements and site conditions.

**Protected Species Assessment:** February 22, 2019

Study found one (1) protected species listed for Laurens County, but no species were observed during 2019 study. Development is expected to have “no effect” on the species – full report available for review upon request.

**Report of Preliminary Geotechnical Exploration:** June 20, 2008

Eighty-eight (88) soil test borings and CPT soundings resulted in Seismic Site Class D.

**Wetlands Delineation:** February 2019

Wetlands Delineation found that property contains four (4) jurisdictional wetlands totaling approximately 0.261 acres, seven (7) Jurisdictional Tributaries totaling approximately 3,239 linear feet (LF), three (3) Non-jurisdictional Features totaling approximately 267 LF.

**US Army Corp of Engineers Jurisdiction Determination Letter:** May 23, 2019

Approved Jurisdictional Determination Letter received and US Army Corp of Engineers concurred site contains 0.306 acres of jurisdictional wetlands and 2,985 linear feet of waters of the US. Determination is valid for 5 years.

*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.*