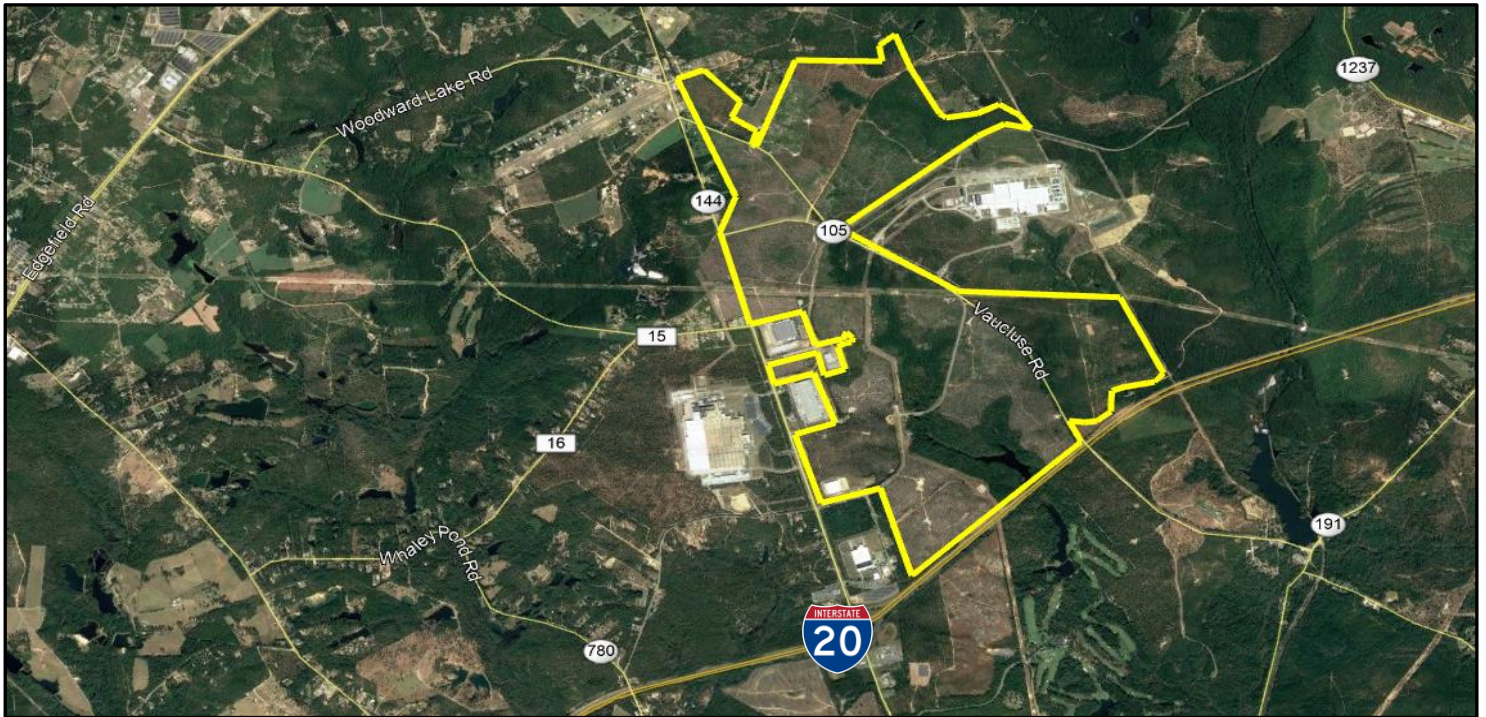


SAGE MILL INDUSTRIAL PARK

Sage Mill Parkway, Graniteville, Aiken County, SC 29829
Coordinates: 33.628600, -81.837769



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 : 2,400 acres

DEVELOPABLE ACERAGE: 1,819 acres

MAX BUILDING SIZE: 2.47 million square feet

OWNED/ CONTROLLED BY: Aiken County

DISTANCE FROM INTERSTATE: Adjacent (I-20)

RAIL ACCESS: Norfolk Southern

ZONING: Rural Urban Development (Industrial permitted)

With strategic positioning adjacent to I-20 and an impressive existing industrial tenant base, Sage Mill has proven its ability to draw a highly-skilled labor force from both SC and GA. There is an above average concentration of occupational alignment for manufacturing operations along with significant numbers of workers in those occupations (production, logistics, maintenance, engineers, etc.). The metro area shows lower labor force participation (compared to SC and USA) which is an opportunity to engage under-skilled/underemployed workers as labor supply for newly locating operations.

UTILITY INFO

ELECTRIC: 12.47kV lines and 115 kV lines on site (two electric providers)

NATURAL GAS: 2-inch, 4-inch, and 6-inch lines along Sage Mill Parkway and Bettis Academy Road

WATER: 10-inch, 12-inch and 16-inch lines within the park that provide 1.5 mgd of excess capacity; system has 7.34 mgd excess capacity (with option to purchase more)

WASTEWATER: 8-inch, 12-inch, and 16-inch lines within the park. There are two wastewater providers, and each has an excess capacity of 4 mgd; system has 2 mgd excess capacity.

TELECOM Fiber is readily available

LOCAL WORK FORCE

Within 45 miles

POPULATION: 916,616

PROJECTED GROWTH: 5.36%

LABOR FORCE: 458,643

MEDIAN INCOME: \$54,565

**palmetto
sites**
Checked for Readiness



Wetlands Delineation Concurrence on received on February 8, 2021.



South Carolina
Department of Commerce
Just right for business.