

Rj Corman

Railroad Company



I 76 ENTERPRISE SITE

MARION, SC

OVERVIEW

TYPE: SITE

ACRES: 40

DIVISIBLE: YES

ZONING: GENERAL

DEVELOPMENT

OWNERSHIP: PRIVATE

FOR SALE/ LEASE: SALE

PRICE PER ACRE:

\$25,000



INDUSTRIAL DEVELOPMENT SITE

JAKE WEIR

SR. DIRECTOR, INDUSTRIAL DEVELOPMENT

JAKE.WEIR@RJCORMAN.COM

C: 859-469-2560

RJCORMAN.COM/DEVELOPMENT



I 76 ENTERPRISE SITE

3204 US-76

LOCATION

Latitude, Longitude: 34.1967, -79.3012**County:** Marion

PROPERTY DETAILS

Due Diligence Conducted: Cultural Resources, T&E Species, Preliminary Geotech

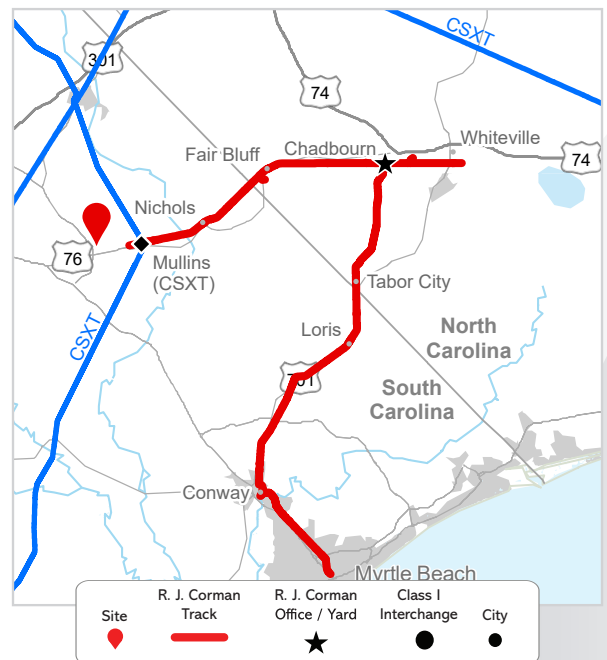
UTILITY

Electric Provider / Details: Duke Energy Progress / Adjacent to site; 3-phase service along Hwy 76**Water Provider / Details:** Grand Strand Water and Sewer / Adjacent to site; along Senator Gasque Rd.**Sewer Provider / Details:** Grand Strand Water & Sewer / Adjacent to site; 12" sewer line along Senator Gasque Rd.**Gas Provider / Details:** Dominion Energy / Adjacent to site; 3" steel line along Hwy 76**Telecom:** Horry Telephone Company (HTC) / Available to site

TRANSPORTATION

Nearest Highway / Distance: SR 61 / Charles G. Sevier Blvd / 1.4 miles**Nearest Interstate / Distance:** I-75 / 5.5 miles**Nearest Airport / Distance:** Tyson McGhee Airport (TYS) / 34 miles**Nearest Port / Distance:** Burkhardt Enterprises (Knoxville) / 32 miles

R. J. CORMAN

Closest Distribution Center: Whiteville Transload**Closest Transloading Facility:** Conway Transload**Class I Interchange(s):** Knoxville**Class 1 Partners:** NS**Served by:** RJCS**JAKE WEIR**

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