

Air Rail Lot 5 Building Pad

SC 9 and Nebo Rd , Lancaster, South Carolina 29720 - Lancaster County



Property Details

Latitude/Longitude: 34.7181, -80.8420

Type of space: Vacant Land

Min Size: 11.20 acres

Max Size: 11.20 acres

Last Updated: 7/30/2024

Contact Information

Company: South Carolina Department of Commerce

Address: 1201 Main Street, Ste. 1600

City: Columbia

State: South Carolina

Phone: (803) 737-0400

Email: LocateSC@scommerce.com

Location

Municipality: Unincorporated

Zoning: Light Industrial

Surrounding Land Use - North: Transportation

Surrounding Land Use- South: Forestry/Undeveloped

Surrounding Land Use -East: Residential

Surrounding Land Use- West: Residential

Park Name: Lancaster County Air-Dual Rail Park

Listing Information

Ownership: Other

For Sale: Yes

Min Sale Price: \$10,000.00 /acre

Max Sale Price: \$45,000 /acre

Physical Details

Building Pad: Yes

Total Site Size : 646 acres

Developable Acreage: 520

Contiguous Acres Available for Development: 350 acres

Site Improvements: Pad-Ready

Site Comments: The Lancaster County Air Rail Business Park is public private industrial park owned by Lancaster County and Springland located on SC 9 in Lancaster. Approximately 75 acres are owned by Lancaster County and was previously a Certified Industrial Site with all infrastructure in place. The remaining 571 acres is owned by Springland (Springs Industries). Lancaster County offers an extremely aggressive local incentive package and Tier I state incentives are available.. The park rail access through the short line L&C railroad which is runs through the property. The rail line connects directly to CSX and Norfolk Southern Rail.

Transportation

Access Road Name: SC Hwy 9

Access Road Number of Lanes: 4

Rail Access: Yes

Rail Provider: Lancaster and Chester Railway (LC)

Runway Access: Yes

Runway Length: 6000 feet

Nearest Airport: Charlotte Douglas Intl

Distance to Commercial Airport: 42 miles

Nearest International Airport: Charlotte Douglas Intl

Distance to Nearest International Airport: 42 miles

Nearest Intermodal Yard: NS Charlotte

Distance to Intermodal Access: 42 miles

Nearest Interstate: I-77

Distance to Interstate: 15 miles

Nearest Inland Port: Inland Port Greer
Distance to Nearest Inland Port: 90 miles

Site Details

Max Elevation: 560
Min Elevation: 470
Soil Type: Clay Loam

Utilities

Water System Provider: City of Lancaster Water and Sewer
Distance to Primary Water: 0 feet
Primary Water Line Diameter: 8 in
Sewer System Provider: City of Lancaster Water and Sewer
Primary Sewer Line Type: Force
Distance to Primary Sewer: 0 feet
Primary Sewer Line Diameter: 6
Electric Service: Yes
Primary Electric Service Provider: Duke Energy
Distance to Primary Electric Service: 0 feet
Natural Gas Service: Yes
Natural Gas Provider: Lancaster County Natural Gas Authority
Distance to Primary Natural Gas: 0 feet
Primary Natural Gas Line Diameter: 6 in
Telecom Provider(s): Comporium Communications

Description

Building pad at Lancaster Air Rail Industrial Park.

Due Diligence

Cultural Resource Identification Survey: Yes
Boundary Survey: Yes
Protected Species Assessment: Yes
Report of Preliminary Geotechnical Exploration: Yes
Topographical Survey: Yes
Wetlands Delineation: Yes