

Air Rail Park, Lancaster- Pad Ready Sites

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



Property Details

Latitude/Longitude: 34.7203, -80.8383

Type of space: Vacant Land

Min Size: 8 acres

Max Size: 646 acres

Last Updated: 7/31/2024

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@sccommerce.com

Location

Tax Map ID(s): 066-00-040.0, 0083-00-007.01, 0083-00-008.00, 0066-00-034.00, 0083-00-005.00

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

Lease Rate: \$0.00 /SF

Max Lease Rate: \$7 /SF

Build to Suit: Yes

Physical Details

Total Site Size : 646 acres

Developable Acreage: 520

Contiguous Acres Available for Development: 350 acres

Minimum Divisible Size: 8

Site Improvements: Partially Cleared

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 International

Distance to Commercial Airport: 42 miles

Nearest International Airport: Charlotte Douglas Intl Airport

Distance to Nearest International Airport: 42 miles

Nearest Intermodal Yard: NS Charlotte

Distance to Intermodal Access: 42 miles

Nearest Interstate: 77

Distance to Interstate: 15 miles

Nearest Port: Georgetown

Distance to Port: 154 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

Primary Electric Service Provider: Duke Energy

Distance to Primary Electric Service: 0 feet

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

The Lancaster County Air Rail Business Park is public private industrial park owned by Lancaster County and 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. 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.

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