

## Air Rail Lot 4 Building Pad

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



### Property Details

**Latitude/Longitude:** 34.7192, -80.8401  
**Type of space:** Vacant Land  
**Min Size:** 10.30 acres  
**Max Size:** 10.30 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](mailto: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  
**Electric Power Availability:** Single  
**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 the Lancaster Air Rail 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