

KCH Industrial Park

1409 Kershaw Camden Highway, Lancaster, South Carolina 29720 - Lancaster County



Property Details

Latitude/Longitude: 34.6906, -80.7542

Type of space: Vacant Land

Min Size: 6 acres

Max Size: 110 acres

Last Updated: 7/5/2022

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

Tax Map ID(s): 0081-00-031.00,0081-00-034.01,0081-00-032.01

Municipality: Unincorporated

Zoning: Heavy Industrial

Surrounding Land Use - North: Commercial

Surrounding Land Use- South: Mixed Use

Surrounding Land Use -East: Mixed Use

Surrounding Land Use- West: Utility Easement

Park Name: KCH Industrial Park

Listing Information

Ownership: Private

For Sale: Yes

Min Sale Price: \$25,000.00 /acre

Max Sale Price: \$45,000 /acre

For Lease: No

Lease Rate: \$0.00 /SF

Physical Details

Total Site Size : 110 acres

Developable Acreage: 95

Contiguous Acres Available for Development: 50 acres

Minimum Divisible Size: 6

Site Improvements: Partially Cleared

Site Comments: The KCH Industrial Park is a 110 acre heavy industrial park located on US 521 in Lancaster. The park has excellent highway access and is rail served with heavy utilities. The park went through the Duke Energy Site Readiness program in 2016 and has a great deal of due diligence information available.

Transportation

Access Road Name: Kershaw Camden Highway (Business US 521)

Access Road Number of Lanes: 4

Rail Access: Yes

Rail Provider: Lancaster and Chester

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: 21 miles

Nearest Port: Georgetown

Distance to Port: 148 miles

Nearest Inland Port: Inland Port Greer

Distance to Nearest Inland Port: 98 miles

Site Details

Max Elevation: 552

Min Elevation: 460

Soil Type: Clay Loam

Utilities

Water System Provider: Lancaster County Water and Sewer District

Distance to Primary Water: 60 feet

Primary Water Line Diameter: 12 in

Sewer System Provider: Lancaster County Water and Sewer District

Primary Sewer Line Type: Gravity

Distance to Primary Sewer: 60 feet

Primary Sewer Line Diameter: 8

Primary Electric Service Provider: Duke Energy

Distance to Primary Electric Service: 0 feet

Natural Gas Service: No

Natural Gas Provider: Lancaster County Natural Gas Authority

Primary Natural Gas Line Type: Undetermined

Distance to Primary Natural Gas: 0 feet

Primary Natural Gas Line Diameter: 2 in

Telecom Provider(s): Comporium Communications

Due Diligence

Cultural Resource Identification Survey: No

Boundary Survey: Yes

Protected Species Assessment: No

Report of Preliminary Geotechnical Exploration: Yes

Topographical Survey: Yes

Wetlands Delineation: Yes