



FOR SALE | ±303 ACRES
SPARTANBURG COUNTY, SC

Hwy 221 Industrial Land

Prime industrial land
with heavy power capacity
and CSX rail service



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KEY FEATURES

Address	2116 Chesnee Hwy, Spartanburg SC
Size	303.23 acres / ±2.93 million total buildable SF
Zoning	None (Spartanburg County)
Utilities	All utilities on-site with the exception of sewer (extension plans, schedules and pricing are available on request)
Due Diligence	All due diligence has been performed and full reports are available on request
Potential Uses	Industrial Speculative or Build-to-Suit Facility (Distribution Center, Warehouse or Manufacturing) A large power consumption, transportation-based user will benefit from this property's unique combination of power and rail service
Certifications	South Carolina Department of Commerce "Shovel-Ready" Certified

HIGH-CAPACITY POWER + ON-SITE RAIL



- CSX Rail line borders the entire length of the property along the eastern boundary - providing easy access for a user-owned terminal in multiple locations.
- This site is ideal for a heavy power user with multiple distribution and transmission lines on-site. Up to 100 kV is provided by Duke Energy and a substation is located ±1,000ft/0.2 miles from the property.

ASKING PRICE:

\$49,500/ac



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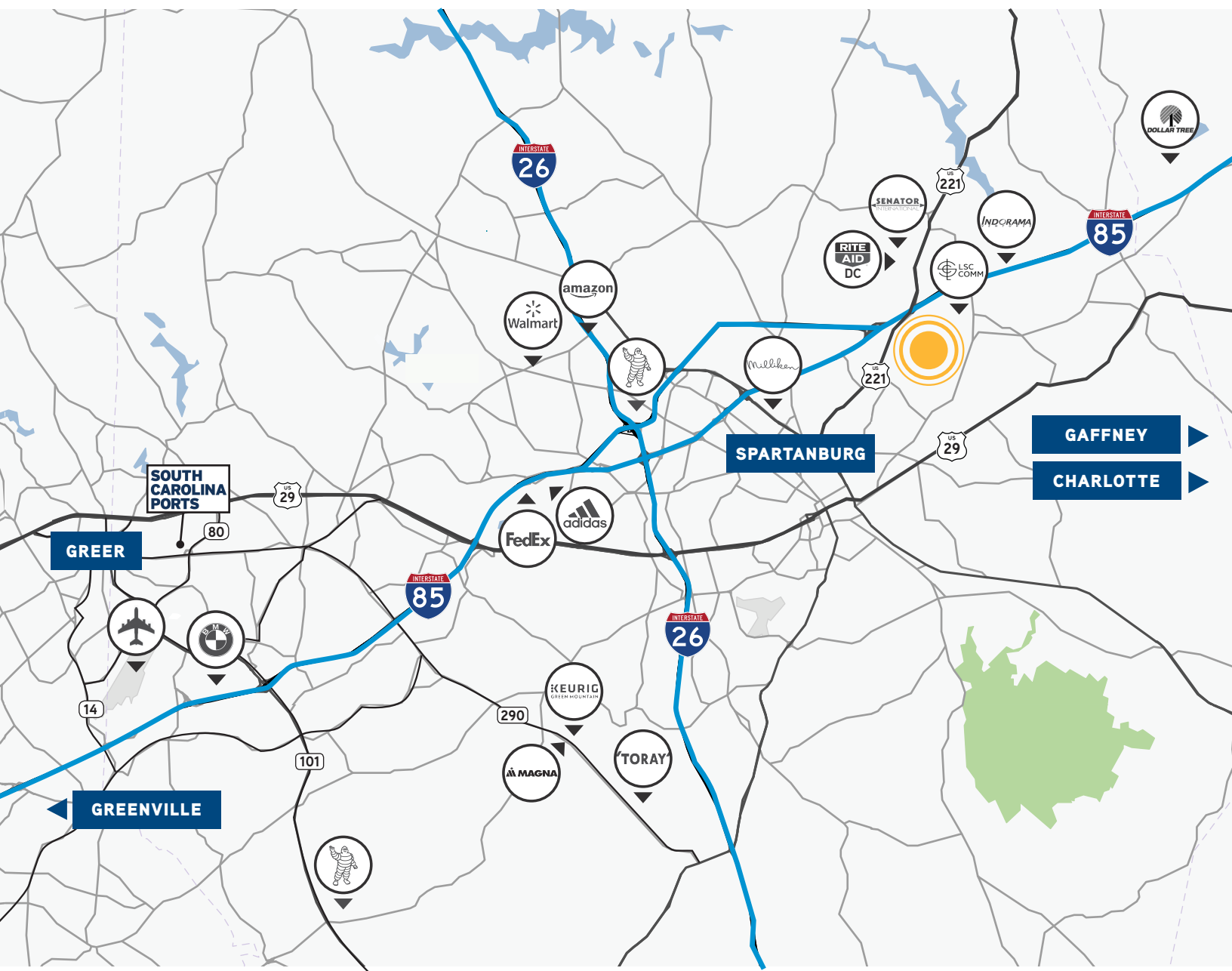
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Key Distances

SOUTH
CAROLINA
PORTS

20 miles



1.2 miles



7.0 miles



4.1 miles



6.1 miles



18 miles



22 miles



62 miles

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