

FOR SALE or LEASE

Laurens County Renewable Energy Industrial Park

1775 Torrington Road Clinton, SC 29325 · Site# 2048





PROPERTY INFO

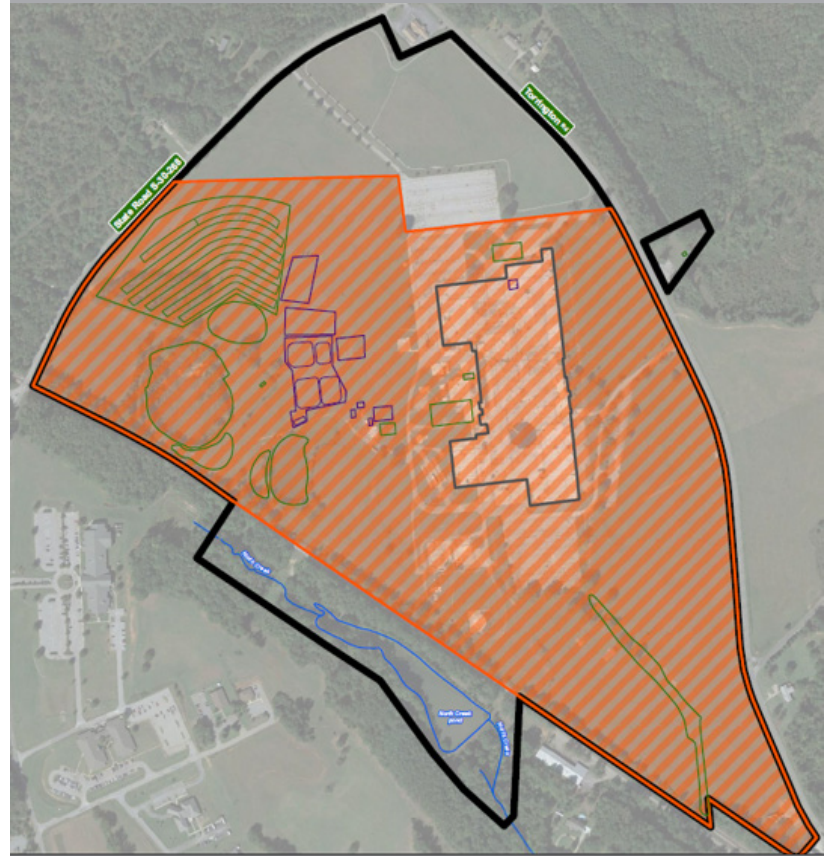
Sustainable and Green Utility Options

- Solar Generation - Maximum System 20MW
- Potential to provide natural gas-fired co-generation for peak shaving and thermal output supply
- Co-Generation could supply energy and chilled water to a Data Center and collocated possible Vertical Agriculture facility that could receive 100% renewable energy output
- Groundwater is being constantly reclaimed and is suitable for reuse
- The property site is located within the designated Opportunity Zone with enhanced tax benefits for investment.
- Co-generation could also supply a potential multi-user community solar/co-generation program

- Tax Map ID: 534-00-00-045
- Coordinates : 34°29'31" N
81°55'56" W
- Size: ±167 Acres
- Sub-dividable Areas: Available for Sale and Lease
- Most Recent Use: Industrial

Utilities

- **Electric**
Duke Energy: Planned 20MW Solar Farm provided by Lockhart Power – a renewable energy utility
- **Natural Gas**
Natural Gas: Clinton Newberry Natural Gas Authority
- **Natural Gas Renewable Energy Back-Up & Co-Generation**
Dominion Natural Gas (12 in. Diameter main contiguous to site)
- **Water Services**
City of Clinton
- **Wastewater Service**
Laurens County Water & Sewer Commission
- **Telecommunications**
AT&T



Accessibility

- **Closest Interstate**
I-26 and I-385: 5 Miles
- Nearest Conditioned Distribution Center – 1.6M Sq. Ft.
- Ahold Delhaize/Food Lion: 33.5 Miles
- Nearest Inland Port: SC Inland Port
- Greer: 42 Miles



1775 TORRINGTON ROAD

Excellent Dedicated Data Center Location

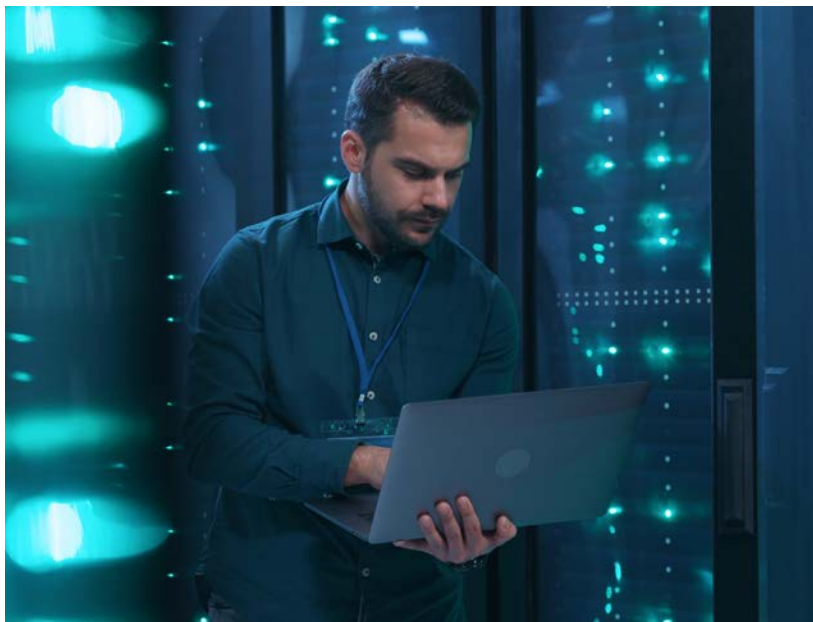


Electric

- Currently Duke Energy
- Soon to be 100% Renewable Energy
- Powered with battery back-up, plus natural gas-fired cogenerations and chilled water production

Natural Gas for Renewable Energy Back-Up & Co-Generation

- Dominion SC Natural Gas (12 in diameter main contiguous to site)
- For back of the meter production



Redundant Fiber Availability

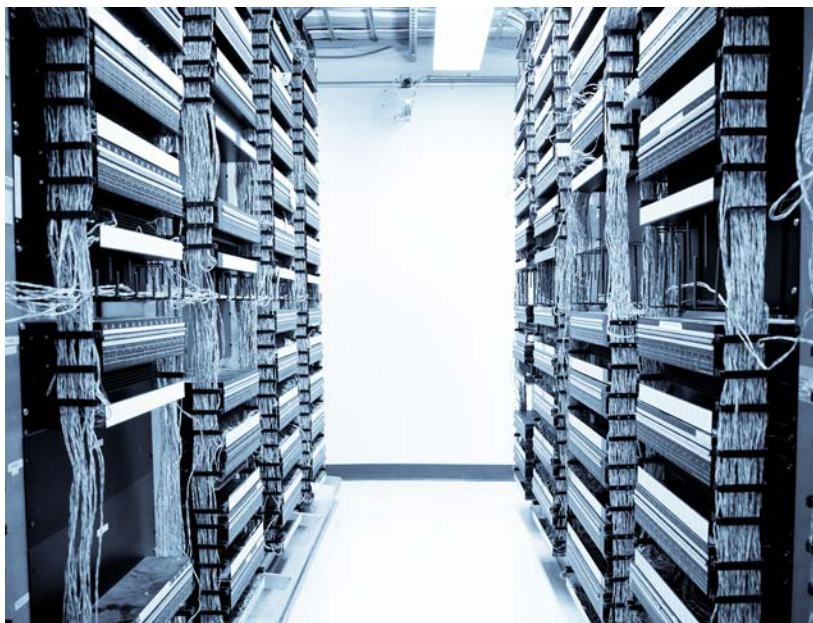
10 Gigabit Existing Service -
greater bandwidth available in
close proximity

Shovel Ready

- Phase I: Complete
- Geotechnical Assessment: Complete
- Wetlands Delineation: Complete

Conceptual Master

- The site is well suited for multiple of buildings or a single, large user.



1775 TORRINGTON ROAD



850 MW
TRANSACTIONS
GLOBALLY (2019)



5000+
DEDICATED
DATA CENTER
PROFESSIONALS
GLOBALLY



75 MSF
WHITE SPACE
MANAGED



\$1B+
DATA CENTER
CONSTRUCTION
MANAGEMENT CONTRACT
VALUE ANNUALLY



Torrington Road

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