

FOR MORE INFORMATION

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11 MEGA-WATT POWER POSSIBLE TO ADD MORE

- ◆ 172,130 SF Available August 2024
- ◆ 252,000 SF Graded Pad
- ◆ 8 Acre Pad, Graded
- ◆ 16 Acre Pad, Raw
- ◆ 140 Acre Raw Site
- ◆ All sites zoned Heavy Industrial with ALL utilities

- ◆ Existing Building and BTS Opportunities
- ◆ Located Directly Across I-85 from SK Innovation Plant
- ◆ Situated in a 221-Acre Controlled Business Park Environment



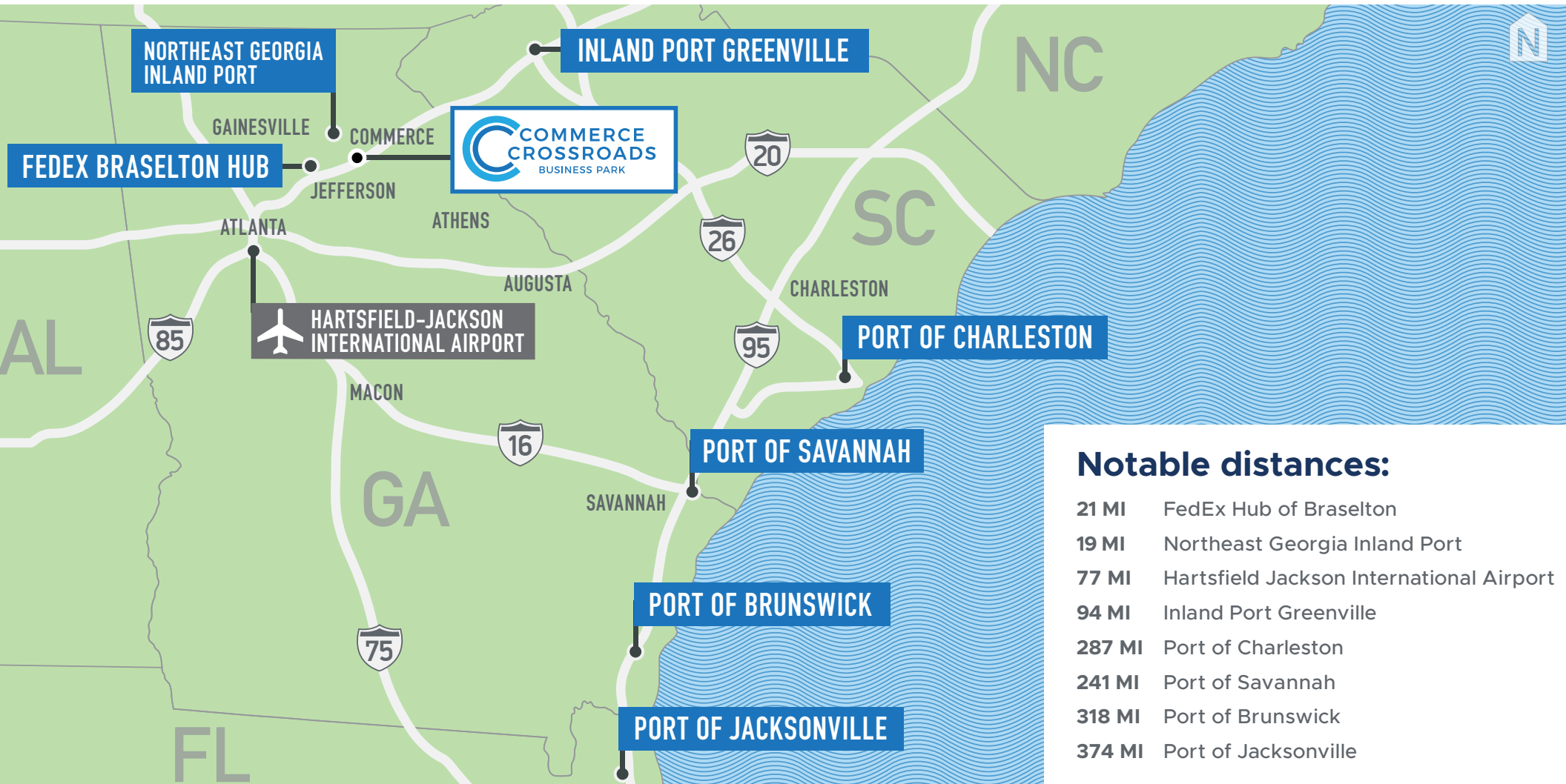
- ◆ Surrounding Businesses Include GE, Restaurant Depot, Enchem, Toyota and Ollie's Bargain Outlet
- ◆ Pro-Business City/County/State
- ◆ Entrepreneurial "Get It Done" Ownership

SITE PLAN



1. 172,130 SF Freestanding Building Available August 2024
2. Graded, Offsite Storm in Place, Sewer, UG Storm, Water, Fire Lines, Pad Ready with Permit Approved Plans for 252,500 SF with 185' Truck Court (Ready to Build Site)
3. 8 Acre Pad Site for Sale or BTS; Graded, Offsite Storm in Place, Sewer
4. 16 Acre Pad Site for Sale or BTS; Raw Site Planned and Grading Plan Available
5. 140 Acre Raw Site Zoned with All Utilities
6. 11 Mega-Watt Power; Possible to Add More

Take your place on Interstate 85 at Exit 147





252,000 SF
PAD SITE

172,000 SF
AVAILABE 8/24

232 ACRES



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318-Acre Redevelopment to Industrial/Retail

EXIT 149

TangerOutlets
380,000 SF Retail Center



Ridgeway Church Rd

1

172,000 SF
AVAILABLE 8/24

2

252,000 SF
PAD SITE



3

8 ACRES

4

16 ACRES

Yarbrough Ridgeway Rd

5

140 ACRES

Hardman Orchard Rd



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