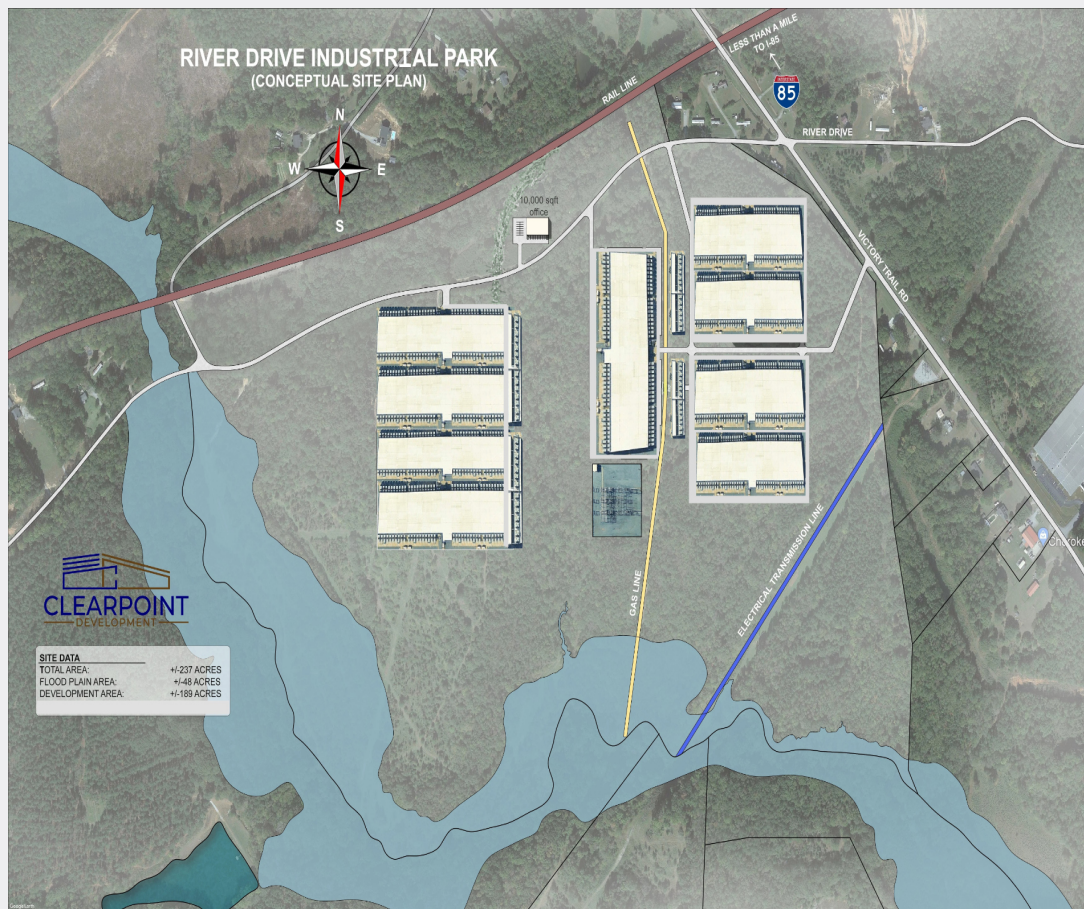


RIVER DRIVE INDUSTRIAL PARK Gaffney, SC

Data Center / Manufacturing / Warehousing / Distribution

+/- 230 Acre Park Available

For Sale or Build to Suit



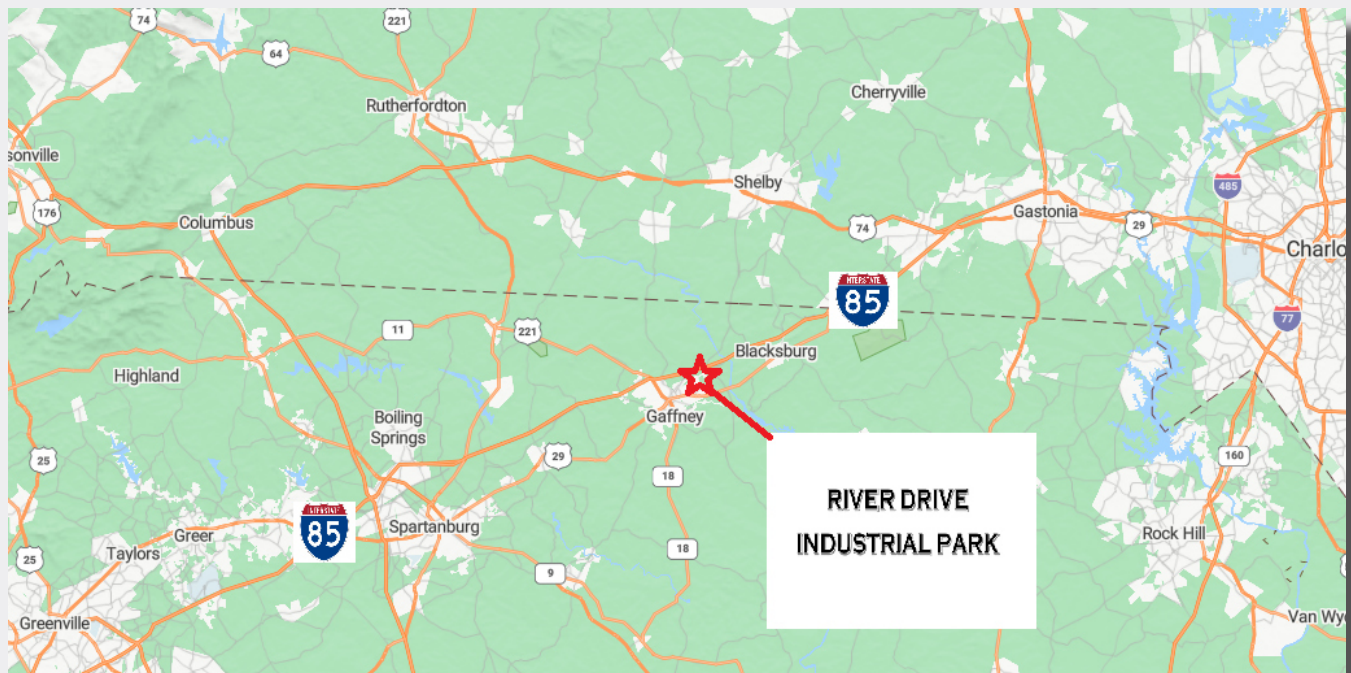
PARK FEATURES

- Less than One Mile to Exit 96 on Interstate 85
- 45 Minute Drive to Charlotte Douglas International Airport
- Power Provided by Duke Energy via 12 kv Distribution Line or 100 kv Transmission Line, can also feed power via a 230kv line in close proximity
- Rail Provided by Norfolk Southern
- Natural Gas Provided by Piedmont Natural Gas via 4" High Pressure (500 psi) Line, can upgrade to +/- 12" 800 psi
- Water and Sewer via Gaffney Board of Public Works (Sewer via Extension on Victory Trail Road)
- For Sale Price Negotiable



Contact: Houston Roberts • 704-361-0129
houston@clearpointdevelopment.com

RIVER DRIVE INDUSTRIAL PARK



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