

# HUNTER INDUSTRIAL PARK PARCELS C and D

1200 COMMERCE BLVD. LAURENS, SC

±38.49-91.83 ACRES FOR SALE

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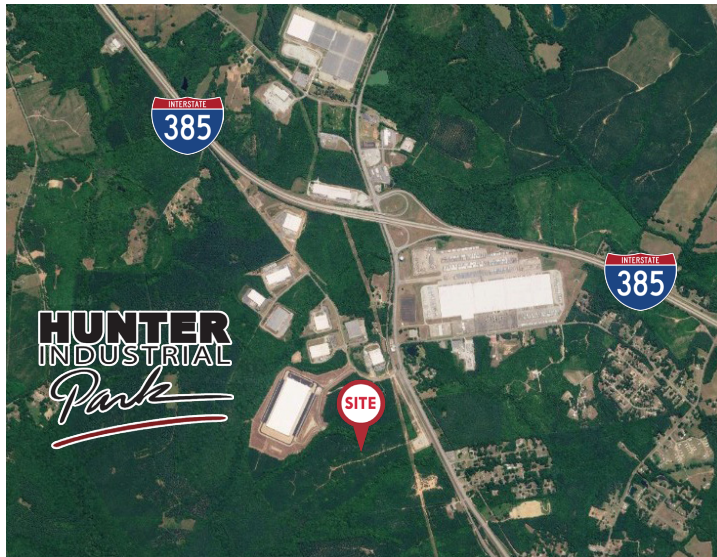
# HUNTER INDUSTRIAL PARK PARCELS C and D

Strategically positioned within the thriving Hunter Industrial Park, this exceptional offering presents  $\pm 38.49$  to  $\pm 91.83$  acres of prime industrial land ready for immediate development. The parcels are  $\pm 53.34$  acres (Parcel C) and  $\pm 38.49$  acres (Parcel D) and can be combined to create  $\pm 91.83$  total acres available, which can accommodate two buildings of approximately 300,000 to 400,000 each.

Located just minutes from I-385, the site delivers unmatched accessibility for manufacturing and distribution operations of any scale. Surrounded by an elite roster of industrial neighbors — including Walmart Distribution Center, Europastry USA, Nucor, International Paper, Michelin, and the newly announced Suniva and Hydrite manufacturing facilities — this property sits at the heart of one of the region's most dynamic and established industrial corridors.

The property is fully equipped to support heavy industrial demands, with all major utilities and three-phase power available. Businesses will benefit from exceptional regional connectivity, with seamless access to I-385, I-85, and I-26, as well as the Greer Inland Port and the Port of Charleston — providing direct links to national and global supply chains.

Whether accommodating large-scale manufacturing operations or high-volume distribution networks, this acreage offers the infrastructure, location, and flexibility to bring your vision to life quickly and efficiently.



## PROPERTY OVERVIEW

### UTILITY INFORMATION

#### WATER:

Laurens Commission of Public Works  
12" Line  
400,000 Gallons Per Day

#### WASTEWATER:

Laurens Commission of Public Works  
8" Line onsite can handle  $\pm 430,000$  GPD  
10" Line at connection point w/ 600,000 GPD capacity  
Gravity to treatment plant-no pump station involved  
Wastewater Treatment Plant Capacity – 3M Gallons Per Day

#### POWER:

Laurens Commission of Public Works  
50 Megawatt Substation & 100 kV Transmission Line  
50 MW can be allocated to building

#### NATURAL GAS:

Laurens Commission of Public Works  
6" High Pressure Pipeline  
20M Cubic Feet Per Day

#### FIBER:

Piedmont Rural Telephone Company (PRTC)

**Parcels C and D can be purchased separately or combined to accommodate up to  $\pm 800,000$  SF of Industrial Space.**

**Contact Broker for pricing.**

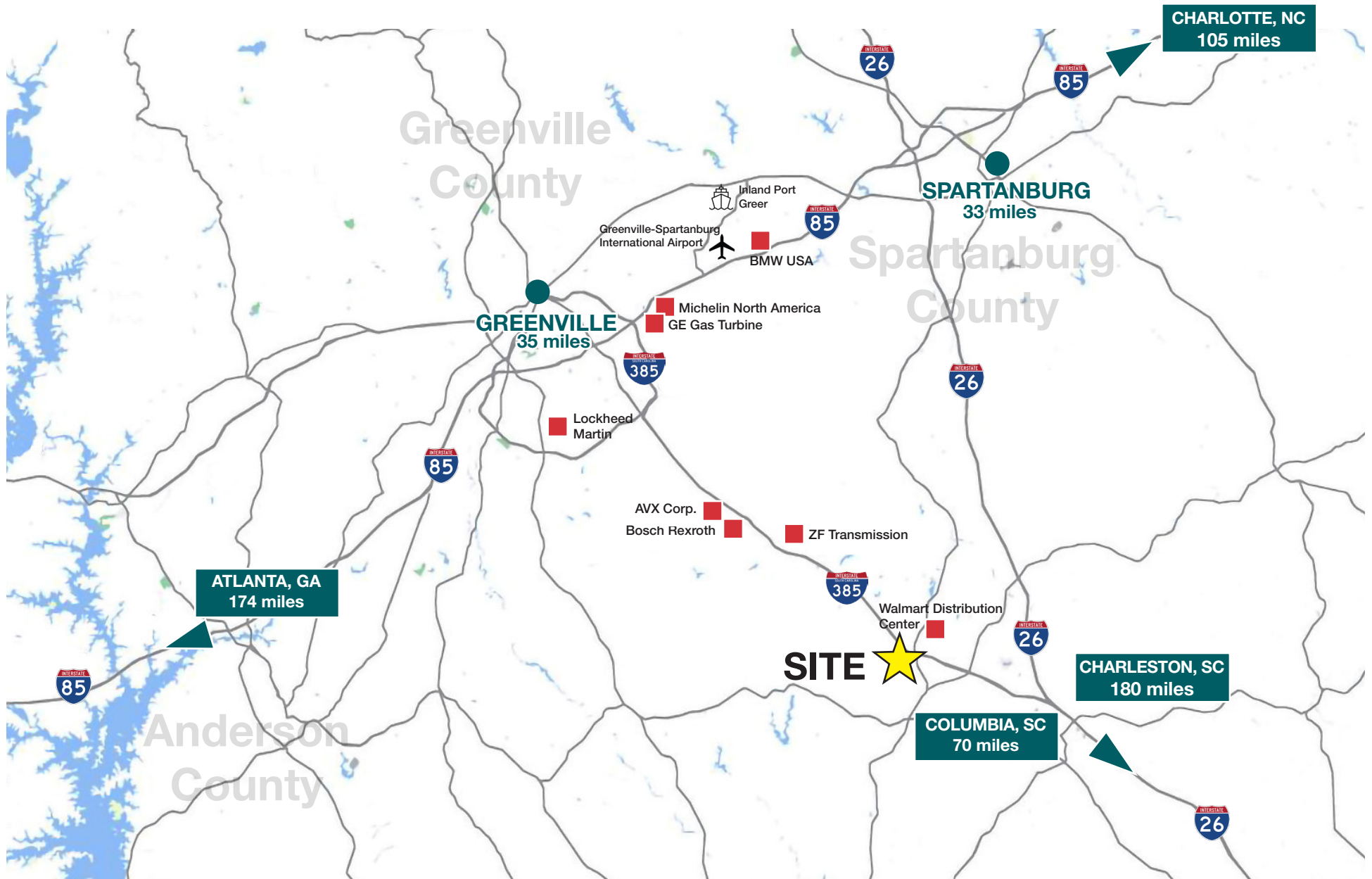
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# LOCATION OVERVIEW

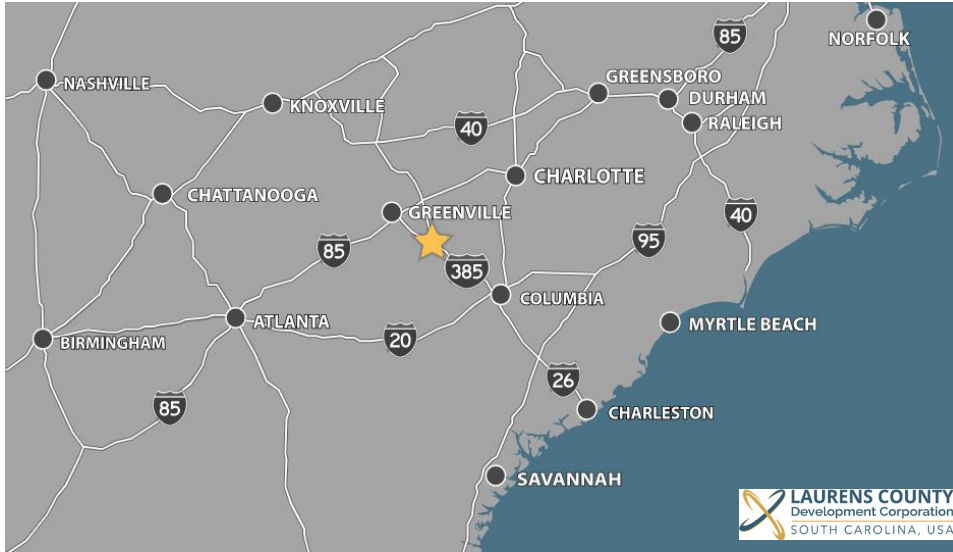


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## LOCATION OVERVIEW



### LAURENS COUNTY



#### STRATEGICALLY CENTERED LOCATION

Less than 40 miles from Greenville, less than an hour and a half from Columbia, just 2 hours from Charlotte, 3 hours from Atlanta and only 4 hours from Chattanooga. Multimodal options amplify location advantages with speed, convenience and exceptional cost-effectiveness, allowing operations to build a supply chain with the precision and power to answer all transit needs and profitability goals.

**ROADS:** Immediate access to I-26 rolls out a northwest-southeast corridor that runs from the Great Lakes to Charleston, while I-385, a spur to I-85, connects to a premiere southeast-northwest corridor stretching from Montgomery, Alabama to Petersburg, Virginia, and providing a fast connection to both Atlanta and Charlotte.

**RAIL:** The Carolina Piedmont Railroad runs 33 miles from East Greenville to Laurens providing Class III rail service for a range of commodities. In Laurens CPDR connects to CSX for Class I service stretching over 21,000 miles. Also, just 47 miles north, Inland Port Greer's intermodal Class I rail facilities expedite shipment to the Port of Charleston and to upstate markets and manufacturers such as BMW.

**PORTS:** The Port of Charleston's full service capabilities range widely, from container to bulk to ro/ro to automotive. The average two-way truck turn is a mere 60 minutes. And just over 3 hours away, the Port of Savannah, the largest container port in North America, offers additional cost-effective options.

**AIR:** At the Greenville/Spartanburg International Airport, five major carriers provide domestic passenger service, while the airport has recently launched air cargo service to Germany. Also, Laurens' close proximity to the major hubs of Charlotte and Atlanta is another assurance of the utmost flexibility in air travel and shipping.

**WORKFORCE DEVELOPMENT:** There are many opportunities for workforce development within Laurens County and the upstate region of South Carolina. Laurens County is home to the Center for Advanced Manufacturing, located along the I-385 corridor and within easy driving distance of industrial and business sites. There are many professional development and non-credit courses are offered to the public and business community by PTC's Continuing Education and Economic Development Division.