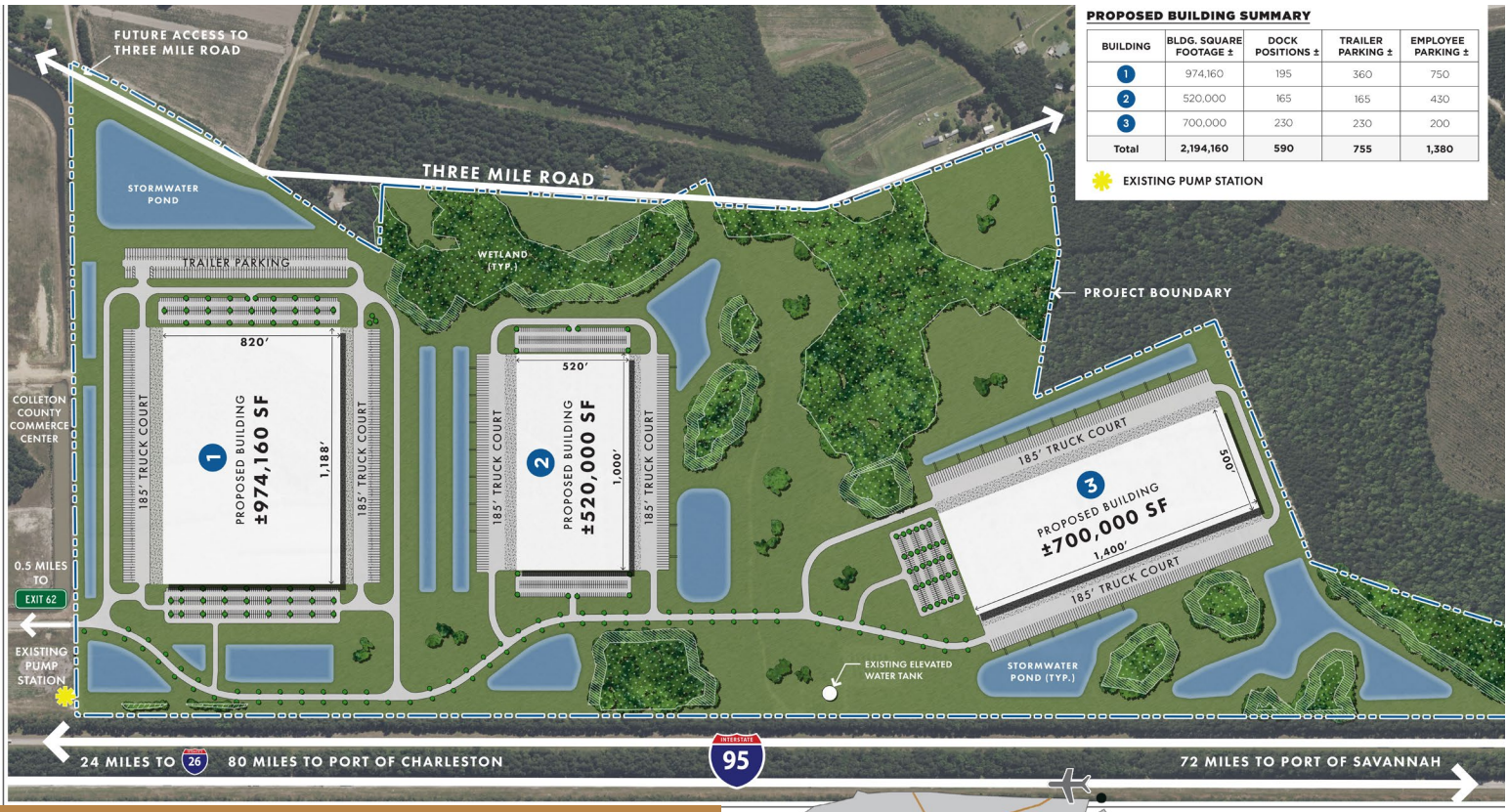
Colleton Industrial Campus

305.2 Acres | 123.5 Hectares

McLeod Road,
Just off SC Exit 62 on I-95
Walterboro, SC 29488



PROPOSED BUILDING SUMMARY

BUILDING	BLDG. SQUARE FOOTAGE ±	DOCK POSITIONS ±	TRAILER PARKING ±	EMPLOYEE PARKING ±
1	974,160	195	360	750
2	520,000	165	165	430
3	700,000	230	230	200
Total	2,194,160	590	755	1,380

EXISTING PUMP STATION

305-Acre Industrial Park

- Located just off SC Exit 62 on I-95
- South Carolina Certified Site
- Due Diligence Completed
- Reliable Utility Service at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA





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COLLETON COUNTY ECONOMIC ALLIANCE

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Colleton Industrial Campus

305.2 Acres | 123.5 Hectares | McLeod Road, Just off SC Exit 62 on I-95 | Walterboro, SC 29488

Property Information

Sale Price: $50,000 Per Acre

County:	Colleton
City Limits:	Outside
Tax Map ID:	097-00-00-033 (9.6 acres) 097-00-00-090 (99.0 acres) 097-00-00-067 (206.60)
Site Size:	305.2 Acres (123.5 ha)
Zoning:	Industrial
Current Land Use:	Forestry
Elevation Range:	79' to 84' (24 m x 26 m)
Primary Soil Type:	Sandy loam
Flood Zone:	No
Foreign Trade Zone:	Yes
State Certified:	Yes

Due Diligence Completed:

- Wetland Delineation – 2026
- Threatened & Endangered Species Survey - 2026
- Geotechnical Exploration - 2026
- Cultural Resource Study – 2026
- Boundary Survey - 2026
- Topographical Survey – 2020
- Phase 1 Environmental - 2022

Transportation Accessibility

Interstates:	I-95: Just off Exit 62 I-26: 35 Mins I-16: 75 Mins
Access Hwy:	McLeod Road
Ports:	Charleston: 50 Mins Savannah: 75 Mins
Commercial Airports:	Charleston Int'l: 40 Mins Savannah Int'l: 75 Mins Columbia Metropolitan: 90 Mins
Civil Airports:	Colleton County: 10 Mins Hampton County: 35 Mins Jasper County: 45 Mins

Utilities/Services

Water Service: City of Walterboro
Line On Site | 12" (30.48 cm) Line
Capacity: 1,050 gpm | 500,000 gallon elevated tank on site

Wastewater System: City of Walterboro
Line On Site | 12" (30.48 cm) Gravity Line | 10" (25.4 cm)
Force Line Capacity: 750 gpm Pump Station on Site

Natural Gas Provider: Dominion Energy
Line on Site | 8" (20.32 cm) Transmission Line

Primary Electricity Provider: Coastal Electric Cooperative
115kV transmission/12.47kV | **Capacity:** 20 MVA

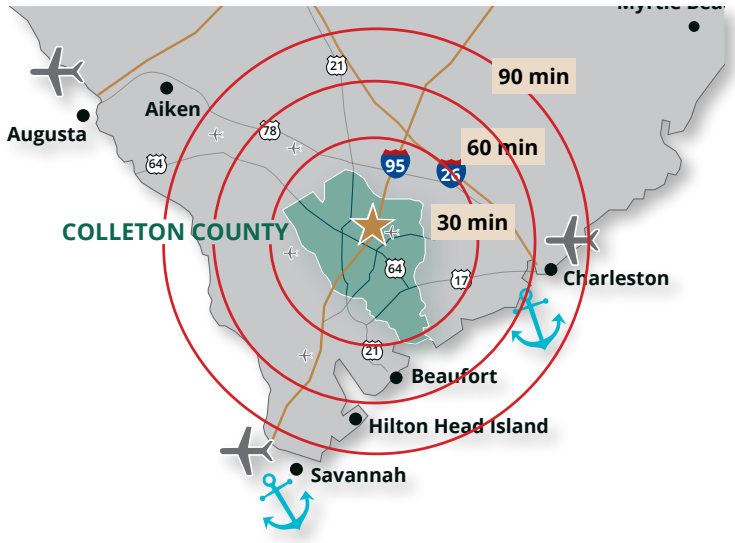
There is a 25MW substation in the park that is served from a 115Kv transmission line. All distribution services in park is served underground. The substation is expandable

Telecommunications Provider: Palmetto Telephone Cooperative

Fire Department ISO Rating: 4

Workforce Profile

Drive Time:	30 Mins	45 Mins	60 Mins
Population	461,714	1,042,830	1,620,898
Workforce	229,721	527,630	813,231





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