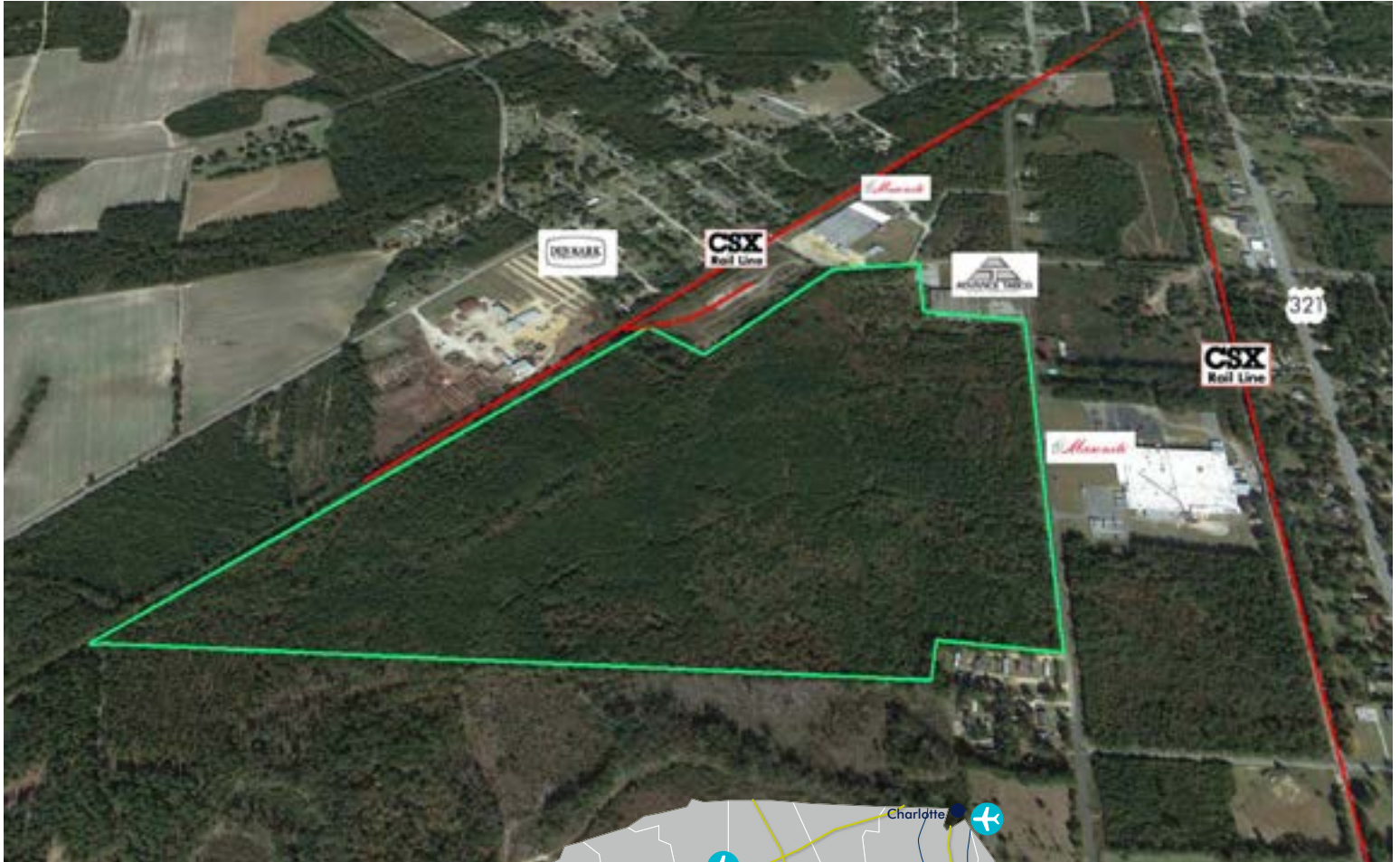


Guess Tract

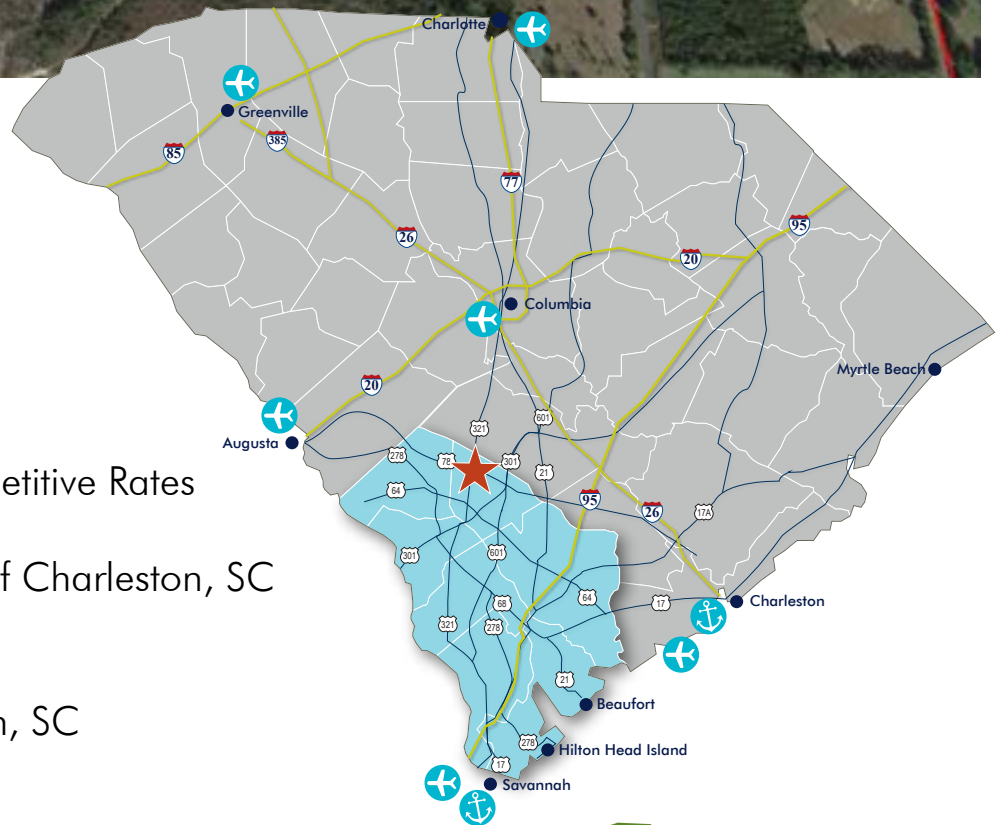
130 Acres | 53 Hectares

1418 Locust Avenue | Denmark, SC 29042



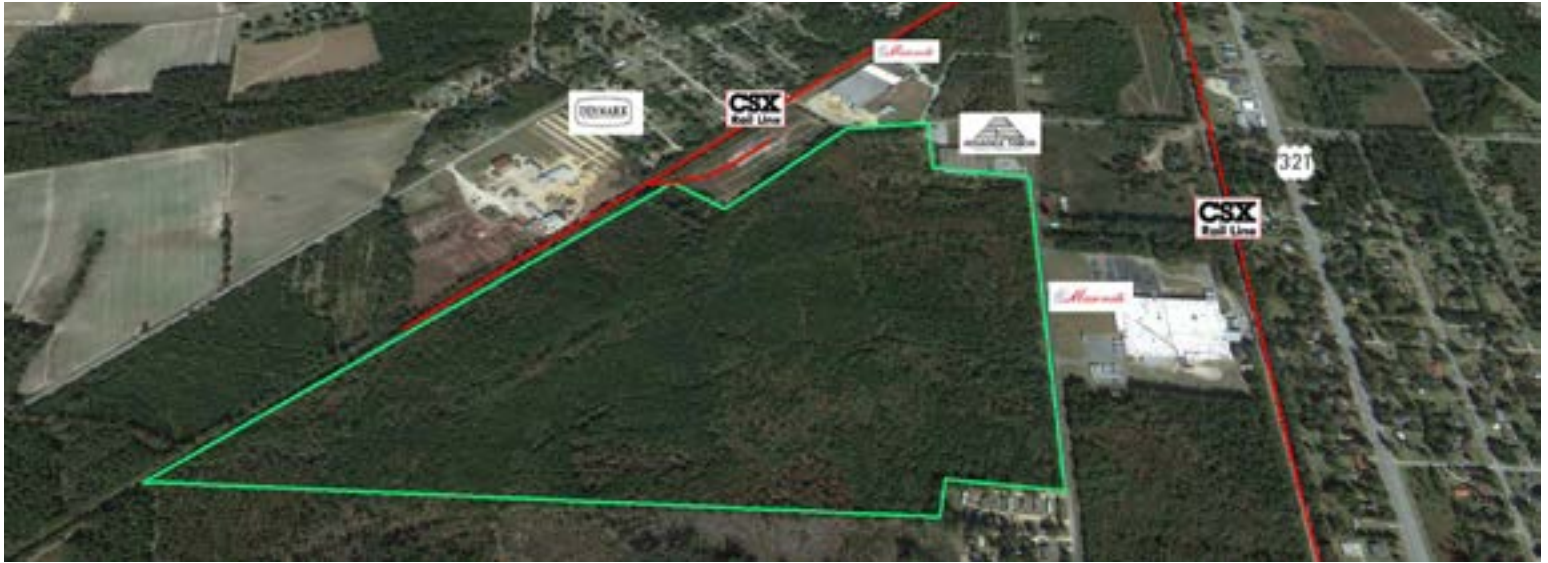
130-Acre Industrial Site

- 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



Guess Tract

130 Acres | 53 Hectares
1418 Locust Avenue | Denmark, SC 29042



Property Information: Sale Price: \$4,900 Per Acre, Negotiable

County: Bamberg

City Limits: Outside

Tax Map ID: 0038-00-00-006

Site Size: 130 Acres (53 HA)

Zoning: Industrial

Elevation: 217' to 230' (66 m to 70 m)

Primary Soil Type: Sandy Loam

Flood Zone: No

Multi County Property: Yes

Due Diligence Completed:

- Wetlands Approximation

Transportation Accessibility

Interstates: I-26: 25 Minutes, I-95: 35 Minutes, I-20: 45 Minutes

Access Hwy: Highway 321(4 Lanes)

Rail Access: CSX: Adjacent to Property

Ports: Charleston: 90 Minutes
Savannah: 95 Minutes

Commercial Airports: Columbia Metropolitan: 50 Minutes
Charleston International: 80 Minutes
Savannah International: 95 Minutes

Civil Airports: Bamberg County: 5 Minutes
Orangeburg County: 25 Minutes
Allendale County: 30 Minutes

Utilities/Services

Water Service: City of Denmark
Line On Site | 10" (25 cm) Line
Capacity: 1,200,000 gpd (4,542,494 lpd)

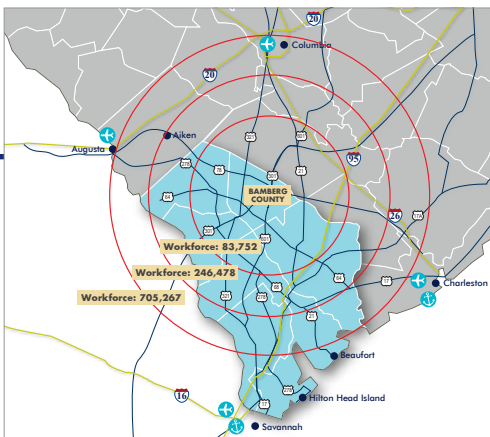
Wastewater System: City of Denmark
Line On Site | 12" (30 cm) Gravity Line
Capacity: 600,000 gpd (2,271,247 lpd)

Natural Gas Provider: South Carolina Electric & Gas
Line On Site | 2" (5 cm) Distribution Line

Primary Electricity Provider: South Carolina Electric & Gas
46 kV Transmission Line On Site | 3-Phase

Telecommunications Provider: AT&T

Fire Department: 2 Miles (3 km) | ISO Rating: 5



Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	190,710	540,781	1,504,779
Workforce	83,752	246,478	705,267