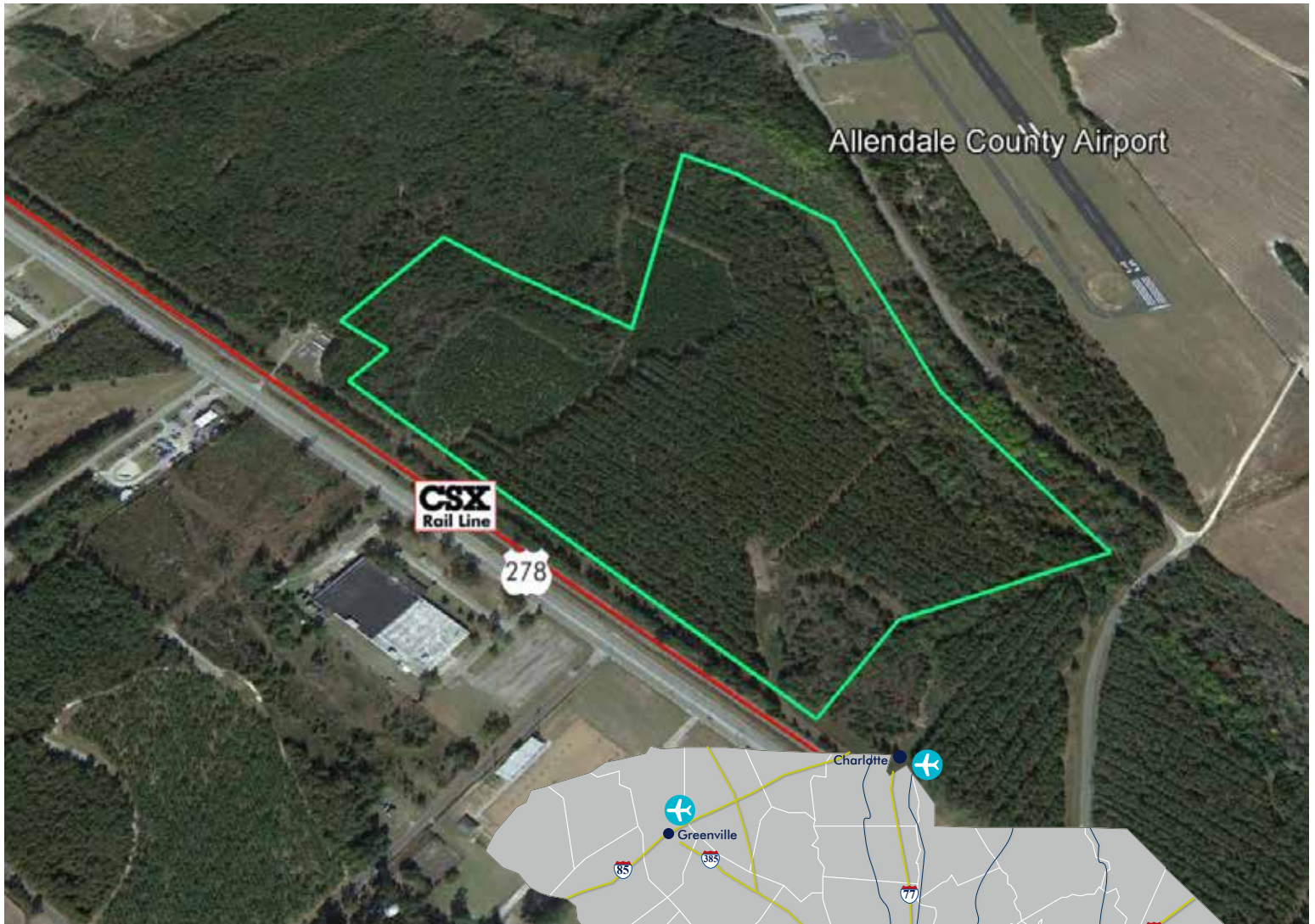


# Zeigler Industrial Site

78 Acres | 32 Hectares

3406 Allendale-Fairfax Highway, Highway 278 | Allendale, SC 29810



## 78-Acre Industrial Site

- Rail Adjacent to 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



# Zeigler Industrial Site

78 Acres | 32 Hectares  
3406 Allendale-Fairfax Highway, Highway 278 | Allendale, SC 29810



## Property Information: Sale Price: \$4,000 to \$5,000 Per Acre

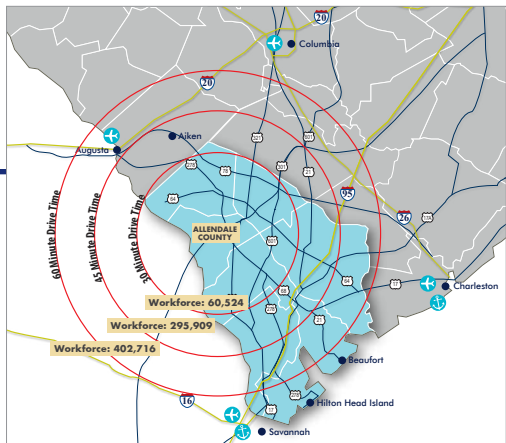
County: Allendale	Current Land Use: Tree Farming
City Limits: Outside	Elevation: 148' to 154' (45 m to 47 m)
Tax Map ID: 122-00-00-010	Primary Soil Type: Sandy Loam
Site Size: 78 Acres (32 HA)	Flood Zone: No
Additional Land: None	Multi County Property: Yes
Zoning: RUD Zoning	

## Transportation Accessibility

Interstates: I-95: 30 Minutes, I-26: 50 Minutes, I-20: 60 Minutes  
 Access Hwy: Highway 278  
 Nearest Rail: CSX Rail Adjacent to Site  
 Ports: Savannah: 70 Minutes  
 Charleston: 90 Minutes  
 Commercial Airports: Savannah International: 70 Minutes  
 Columbia Metropolitan: 80 Minutes  
 Charleston International: 85 Minutes  
 Civil Airports: Allendale County: Adjacent to Site  
 Hampton County: 15 Minutes  
 Barnwell County: 25 Minutes

## Utilities/Services

Water Service: Allendale County  
 Line 200' (61 m) Away | 16" (41 cm) Line  
 Capacity: 776,000 gpd (2,937,479 lpd)  
 Wastewater System: Town of Fairfax  
 Line 800' (244 m) from Site | 10" (25 cm) Gravity Line  
 Capacity: 700,000 gpd (2,649,788 lpd)  
 Natural Gas Provider: South Carolina Electric & Gas  
 Line on Site | 4" (10 cm) Distribution Line  
 Primary Electricity Provider: South Carolina Electric & Gas  
 Telecommunications Provider: Atlantic Broadband, Fiber Optic  
 Fire Department: 3 Miles (5 km) | ISO Rating: 7



## Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	139,539	674,075	920,570
<b>Workforce</b>	<b>60,524</b>	<b>295,909</b>	<b>402,716</b>