



FLEMING SMITH INDUSTRIAL SITE

Laurens County, SC



General Information

Site Address:	.25 miles S of I-385/US221 Interchange – 29360
Site Size:	1,380 Acres
Price	\$10,000 per acre
Zoning:	None

Utilities

Electric:	Duke Energy – There are 12 kV and 44 kV lines on the site (run through the eastern and western portions of the site). The nearest substation is 0.5 miles from the site.
Water:	Laurens CPW – 4.5 mgd excess capacity
Wastewater:	Laurens CPW – 2 mgd excess capacity
Natural gas:	Laurens
Telecom Fiber:	Piedmont Rural Telephone

Transportation Accessibility

Rail:	CSX
Nearest Commercial Airport:	Greenville-Spartanburg International
Distance to Airport:	32.56 miles
Distance to Interstate:	0.25 miles
Highway:	I-385

Additional Information

Site Prep/Due Diligence:	No due diligence has been performed
Air Quality:	Laurens County is in Attainment for ozone and particulate
Other:	

For further information, contact the Duke Energy Business Development Team

This site has participated in Duke Energy's Site Readiness Program. See www.ConsiderTheCarolinas.com for more information regarding Duke Energy's Site Readiness Program.

