

SAXE GOTHA INDUSTRIAL PARK

Address: 12th St, West Columbia, Lexington County, SC 29172
Coordinates: 33.904121, -81.046031



palmetto
sites



TOTAL ACREAGE:	714 acres
DEVELOPABLE ACREAGE:	360.7 acres
MAX BUILDING SIZE:	880,000 SF
OWNED/CONTROLLED BY:	Lexington County
DISTANCE FROM INTERSTATE:	1 mile (I-77) / 4 miles (I-26)
RAIL ACCESS:	CSX
ZONING:	Intensive Development (ID)

This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Site and utility information was gathered in Q4 2020 and should be reverified for prospect use.

UTILITY INFORMATION

ELECTRIC:	23.9 kV distribution line adjacent; 115 kV transmission line is ≈3,500 ft. from park
NATURAL GAS:	4-inch, high pressure line adjacent along 12th Street Ext.
WATER:	10-inch main adjacent along 12th Street Extension; line has 300,000 gpd excess capacity and water system has 4.6 mgd excess capacity
WASTEWATER:	8-inch gravity and 6-inch force main within the park; lines have ≈400,000 gpd excess capacity and system currently has 13.6 mgd excess capacity
TELECOM:	Fiber is readily available.

LOCAL WORKFORCE

Within 45 miles

POPULATION:	1,122,219
PROJECTED GROWTH:	4.48%
LABOR FORCE:	553,662
MEDIAN INCOME:	\$53,072

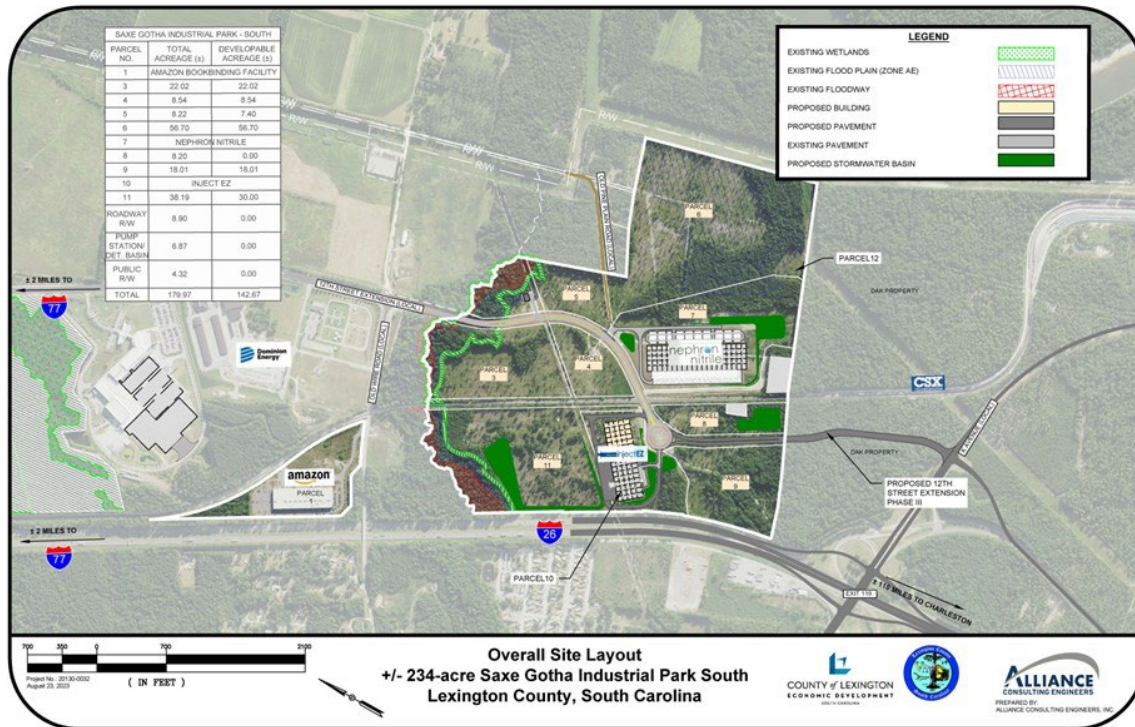


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DUE DILIGENCE SUMMARY

Phase I Environmental Site Assessment:	June 21, 2018 (Lot 1) April 2021 (Lot 1) April 2021 (Parcel 2-9) June 2018 (Lot 3)	Several Phase I ESAs have been conducted on the park. The assessments revealed no recognized environmental conditions in connection with the property, but studies should be reviewed for full findings.
Cultural Resource Identification Survey:	June 2013 (Parcel 2-9) July 2008 (Lot 1, 3)	Several surveys have been performed at the park and identified archaeological sites (cemeteries, structures, etc. within the park and adjacent). Those sites within the park have been marked as undevelopable on the Master Conceptual Plan above. Review studies for full findings.
Boundary Survey:	December 2017	Boundary Survey can be provided upon request, which captures easements and site conditions.
Protected Species Assessment:	September 2017 (Lot 1, 3) June 21, 2018 (Lot 3) April 2015 (Parcel 2-9)	Study found five (5) protected species listed for Lexington County, but no species were observed during 2019 evaluation. Development is expected to have no effect on the species.
Report of Preliminary Geotechnical Exploration:	February 2013 (Parcel 2-9) April 28, 2009 (Lot 1, 3)	Thirteen (13) soil borings conducted during the 2009 and 2013 geotechnical explorations resulted in the recommendation of Seismic Site Class C and D.
Wetlands Delineation:	August 2020 (Lot 3) Feb. 2019 (Parcel 2-9) September 2018 (Lot 1)	Wetlands assessments found that the property contains 51.52 acres of jurisdictional wetlands and 0.75 acres (or 5,032 linear feet) Tributaries
US Army Corp of Engineers Jurisdiction Determination Letter:	August 20, 2020 (Lot 3) March 2020 (Parcel 2-9) October 2018 (Lot 1)	Preliminary Jurisdictional Determination (2018) and Approved Jurisdictional Determination Requests (2020) from the U.S. Army Corps of Engineers concurred with the findings of the wetland delineations. Determination(s) are valid for five years.

The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the site, and what SSG considers is a commonsense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.

