

MIDWAY GREEN INDUSTRIAL PARK

LOCATION

Physical address:
260 Midway Drive
Union, SC 29379

Tax map ID:
082-00-00-002.000

Coordinates:
34°42'27.09" N
81°39'41.66" W

PROPERTY INFO

Size: 141 acres

Maximum size available
for purchase:
141 acres

Minimum size available
for purchase:
20 acres

Current land use:
Forestry



260 MIDWAY DRIVE
UNION, SOUTH CAROLINA · UNION COUNTY

Sustainable and Green Utility Options

High reliability and low cost power provided by Lockhart Power

Over 99% of Lockhart Power owned generation comes from renewable resources

Landfill gas for generation, direct thermal use, low pressure steam + hot water

Adjacent wastewater treatment plant provides treated greywater for process needs

Perfect for large electrical consumers concerned with their environmental footprint

Excellent Location

Centrally located between Greenville-Spartanburg, SC, Columbia, SC and Charlotte, NC

Development Ready

A South Carolina Department of Commerce Certified Industrial Park

Pacolet Milliken Enterprises, Inc.
550 South Main Street, Suite 601
Greenville, SC 29601
Phone: 864.342.6177
Fax: 864.342.6146
pacoletmilliken.com

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FEATURES

Certified in 2011 as a SC Department of Commerce Certified Industrial Park.

Picturesque property with natural hardwoods and pine plantation.

Gently rolling terrain.

UTILITIES

Electric

Provided by Lockhart Power - a renewable energy utility
34kV line; Available capacity is >30MW

Natural Gas

Provided by the City of Union
4" line at 30 psi serves the site

Water Service

Provided by the City of Union
10" water line serves the site

Waste Water Service

Provided by the City of Union
8" gravity line serves the site

Telecommunications

AT+T line is on-site
Copper and fiber optic cable is accessible
Charter Communications can also provide service

ACCESSIBILITY

I-26 (closest interstate): 17 miles
Port of Charleston: 178 miles
Norfolk Southern rail line: 0.25 miles
Greenville-Spartanburg International Airport (GSP):
43 miles
Troy Shelton Field (civil airport in Union County):
3.5 miles

DUE DILIGENCE

Phase I: Complete
Geotechnical assessment: Complete
Wetlands delineation: Complete
Endangered species report: Complete
Archeological/historical report: Complete

CONCEPTUAL MASTER PLANNING

The site is well suited for multiple buildings or a single, large user.

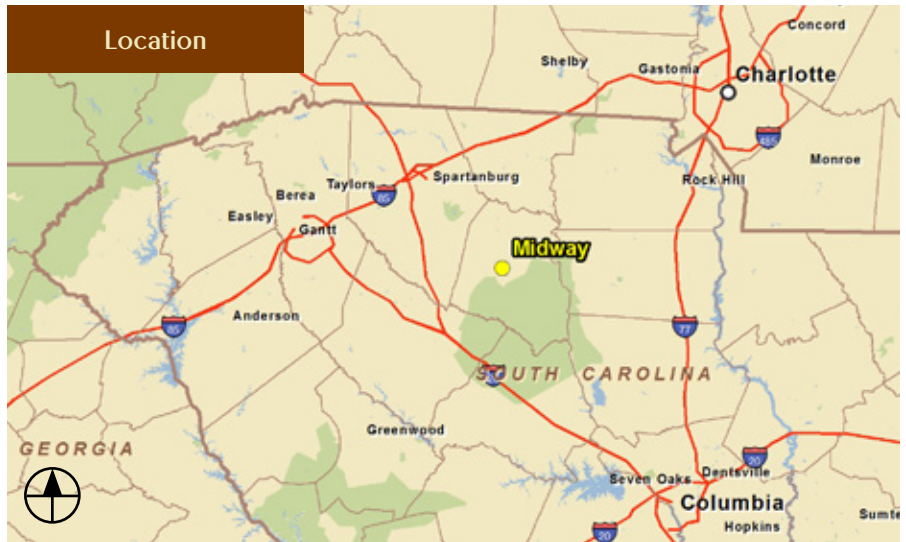


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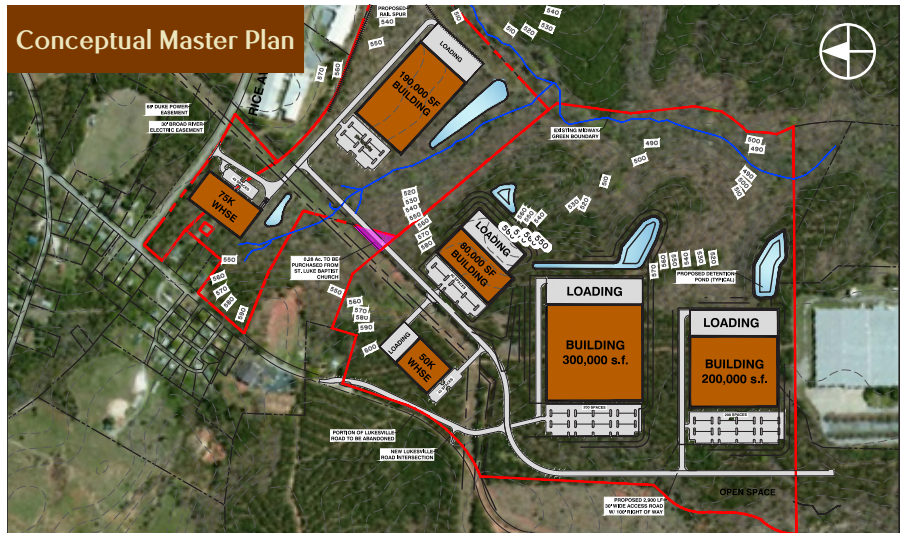
Aerial and Boundary



Location



Conceptual Master Plan



Pacolet Milliken Enterprises, Inc. is a private, family owned investment company with a history that dates back, through Milliken & Company, to the 1860's. PME operates with an absolute commitment to carefully steward the earth's resources, to better the communities in which it operates, and to respect its partners, directors, shareholders and management. We honor the values that guide the families ownership and take pride in conducting business in a way that reflects them.