

TYGER RIVER INDUSTRIAL PARK-NORTH

LOCATION

Physical address:
3082 Moore-Duncan Hwy.
Moore, SC 29639

Tax map ID: 82-0-0-2

Coordinates:
34°51'53.79" N
82°01'37.68" W

PROPERTY INFO

Size: 887 acres

Maximum size available
for purchase:
887 acres

Minimum size available
for purchase:
25 acres

Current land use:
Agriculture/Forestry



3082 & 3083 MOORE-DUNCAN HWY
MOORE, SOUTH CAROLINA • SPARTANBURG COUNTY

Unique Site Features

Non-developer controlled site

Ability to accommodate multiple 1M+ SF buildings

Excellent Location

Direct Access to I-85 & I-26 via 5-lane divided highway

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

3082 & 3083 MOORE-DUNCAN HWY

MOORE, SOUTH CAROLINA · SPARTANBURG COUNTY

FEATURES

Currently in the process of becoming a SC Department of Commerce Certified Industrial Park.

Excellent access to both I-85 & I-26.

Gently rolling terrain.

UTILITIES

Electric

Provided by Lockhart Power - a renewable energy utility
Available capacity is >30MW

Natural Gas

Provided by Piedmont Natural Gas
6" line at 80 psi serves the site

Water Service

Provided by Startex-Jackson-Wellford-Duncan Water District (SJWD)

12" water line serves the site

Waste Water Service

Provided by Spartanburg Sanitary Sewer (SSSD)
18" gravity line adjacent to the site

Telecommunications

Service provided by AT+T

ACCESSIBILITY

I-26 (closest interstate): 3.8 miles

Port of Charleston: 195 miles

Inland port: 19 miles

Greenville-Spartanburg International Airport (GSP):
19 miles

DUE DILIGENCE

Phase I: Complete

Geotechnical assessment: Complete

Wetlands delineation: Complete

Endangered species report: Complete

Archaeological/historical report: Complete

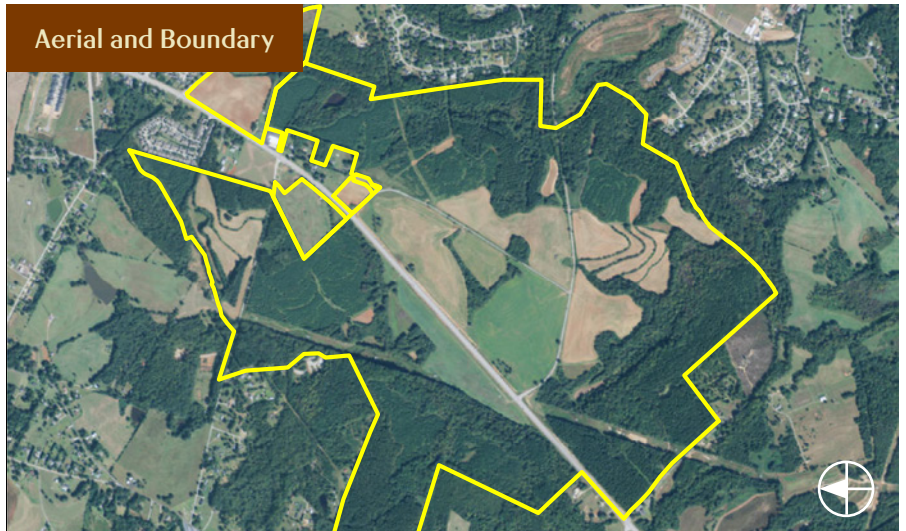
CONCEPTUAL MASTER PLANNING

The site is well suited for a myriad of building sizes.



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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.