

WESTGATE INDUSTRIAL PARK

FOR SALE - \$25,000 PER ACRE



For more information, please contact:

York County Economic Development
1830 Second Baxter Crossing
Fort Mill, SC 29708
P 803-802-4300
F 803-802-4299
yorkcountyed.com

US 321 and SR 4 in Clover, SC | Clover, South Carolina 29710

Physical Details

Total Site Size: 130 acres
Site Developable Acreage: 89
Maximum Building Size: 100,000 sqft
Minimum Divisible Acreage: 5 acres
Site Improvements: Forested
Elevation Minimum In Feet: 783
Elevation Maximum In Feet: 783
Primary Soil Type: Friable Materials

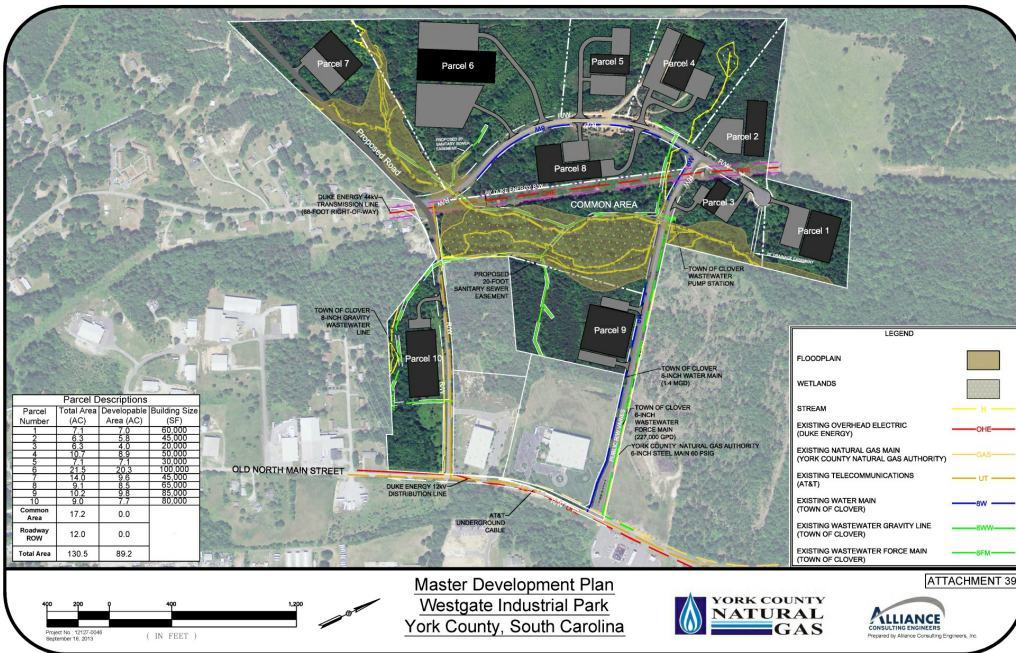
SC Certification Program: Palmetto Sites

Location

Municipality: Unincorporated
Tax Map ID: 3680000019
Zoning: LI - Light Industrial

WESTGATE INDUSTRIAL PARK

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Master Development Plan
Westgate Industrial Park
York County, South Carolina



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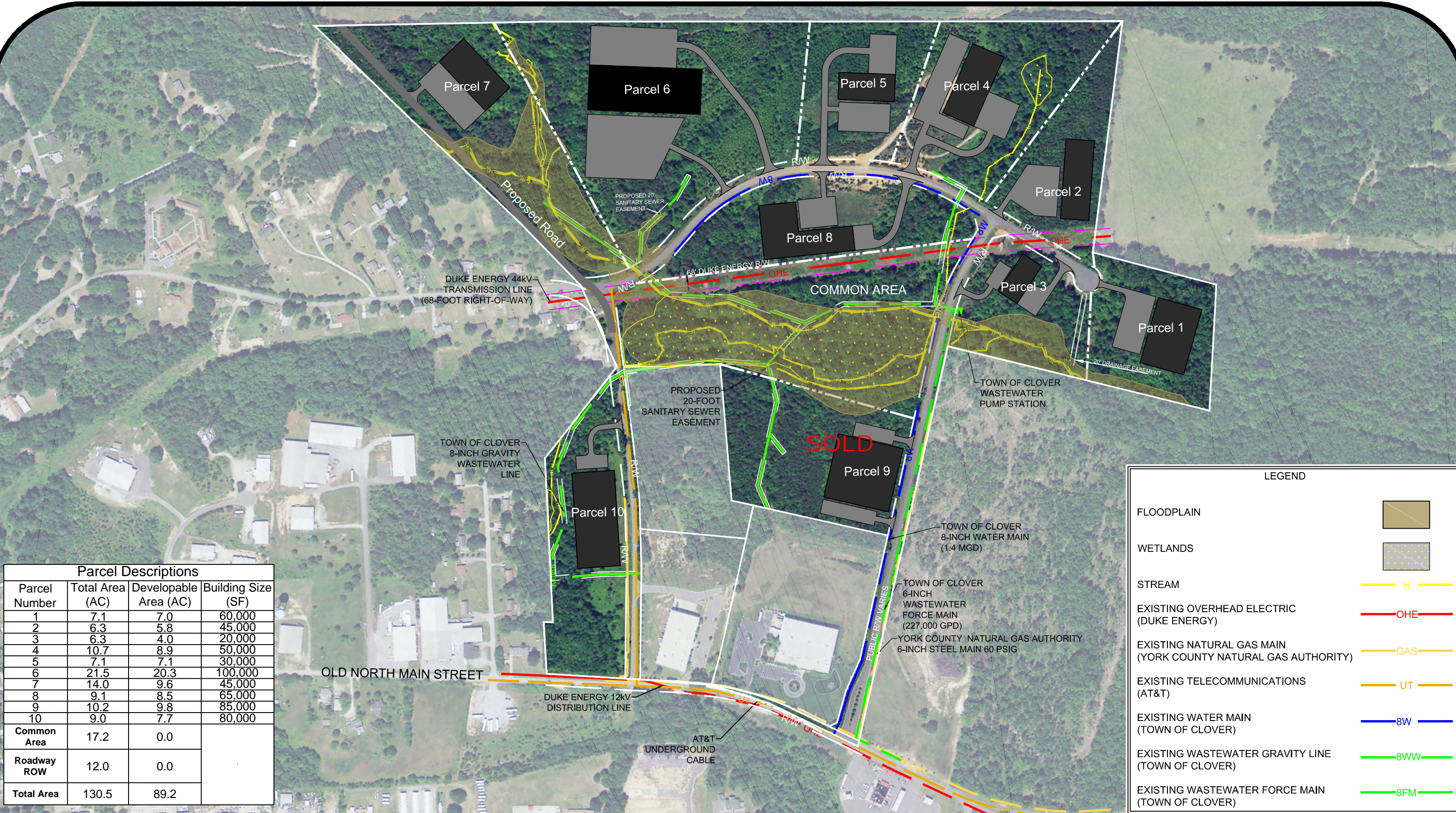
Utilities

- Electric Provider:** Duke Energy
- Natural Gas Provider:** York County Natural Gas Authority
- Water Service Provider:** Town of Clover
- Wastewater Provider:** Town of Clover
- Telecommunications Providers:** AT&T

Transportation

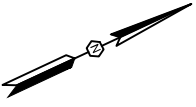
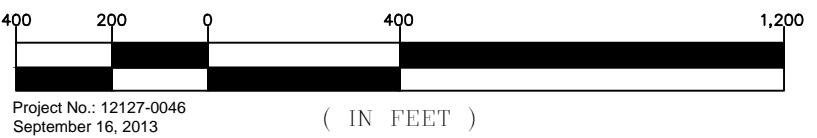
- Access Road Name:** US HWY 321
- Nearest Interstate:** 85 (20 mi)
- Nearest International Airport:** Charlotte Douglas Intl Airport (26 mi)
- Nearest Commercial Airport:** Charlotte/Douglas International (26 mi)
- Nearest Inland Port:** Inland Port Greer (66 mi)
- Nearest Sea Port:** Charleston (201 mi)
- Railway Access:** No
- Nearest Intermodal Access:** CSX Charlotte (26 mi)





Parcel Descriptions			
Parcel Number	Total Area (AC)	Developable Area (AC)	Building Size (SF)
1	7.1	7.0	60,000
2	6.3	5.8	45,000
3	6.3	4.0	20,000
4	10.7	8.9	50,000
5	7.1	7.1	30,000
6	21.5	20.3	100,000
7	14.0	9.6	45,000
8	9.1	8.5	65,000
9	10.2	9.8	85,000
10	9.0	7.7	80,000
Common Area	17.2	0.0	
Roadway ROW	12.0	0.0	
Total Area	130.5	89.2	

LEGEND	
FLOODPLAIN	
WETLANDS	
STREAM	
EXISTING OVERHEAD ELECTRIC (DUKE ENERGY)	
EXISTING NATURAL GAS MAIN (YORK COUNTY NATURAL GAS AUTHORITY)	
EXISTING TELECOMMUNICATIONS (AT&T)	
EXISTING WATER MAIN (TOWN OF CLOVER)	
EXISTING WASTEWATER GRAVITY LINE (TOWN OF CLOVER)	
EXISTING WASTEWATER FORCE MAIN (TOWN OF CLOVER)	



Master Development Plan
Westgate Industrial Park
York County, South Carolina

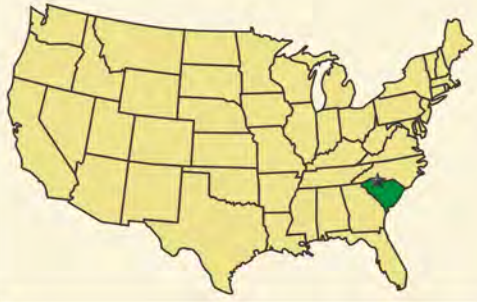
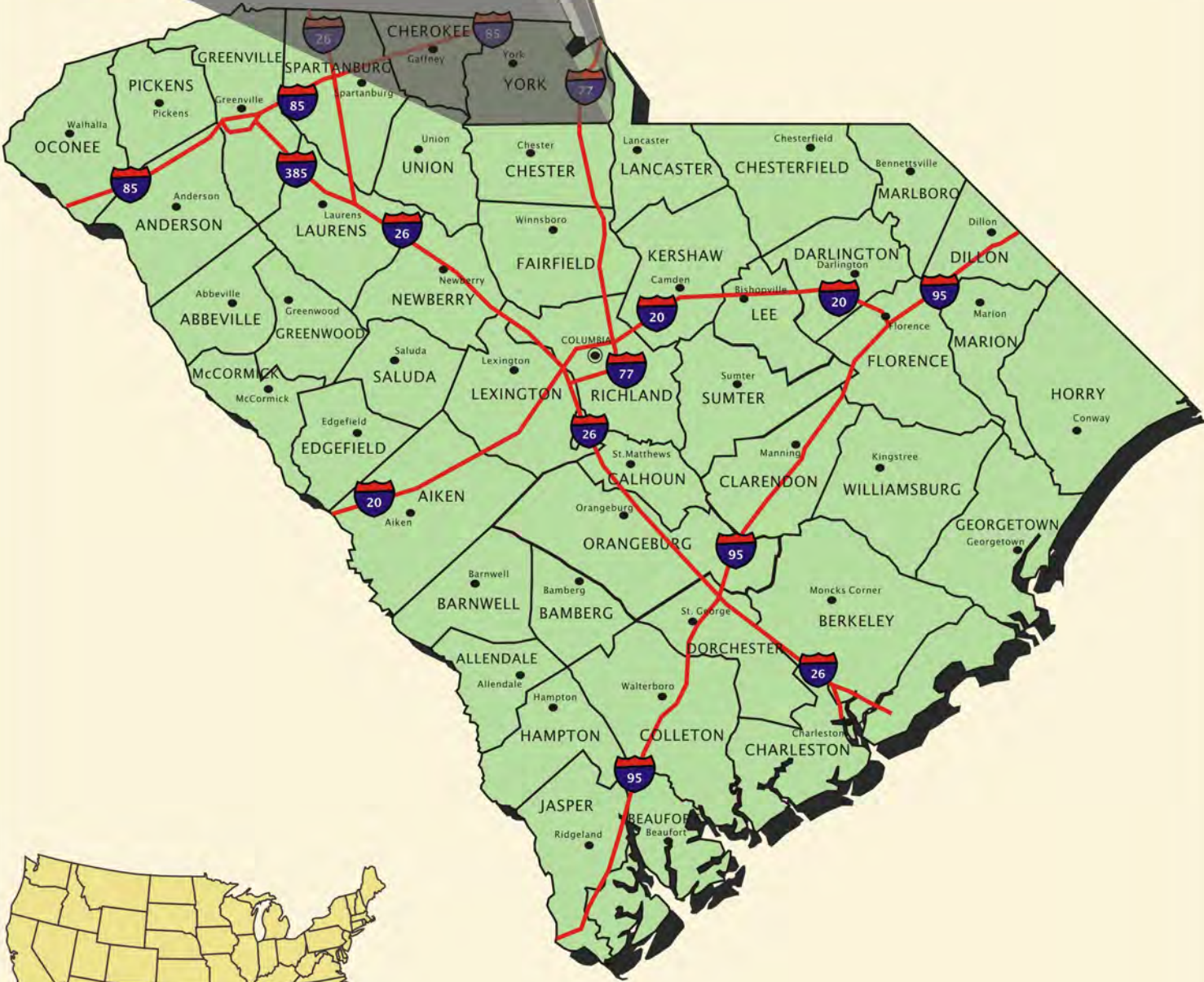


SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA GENERAL LOCATION MAP



+/- 130 Acres

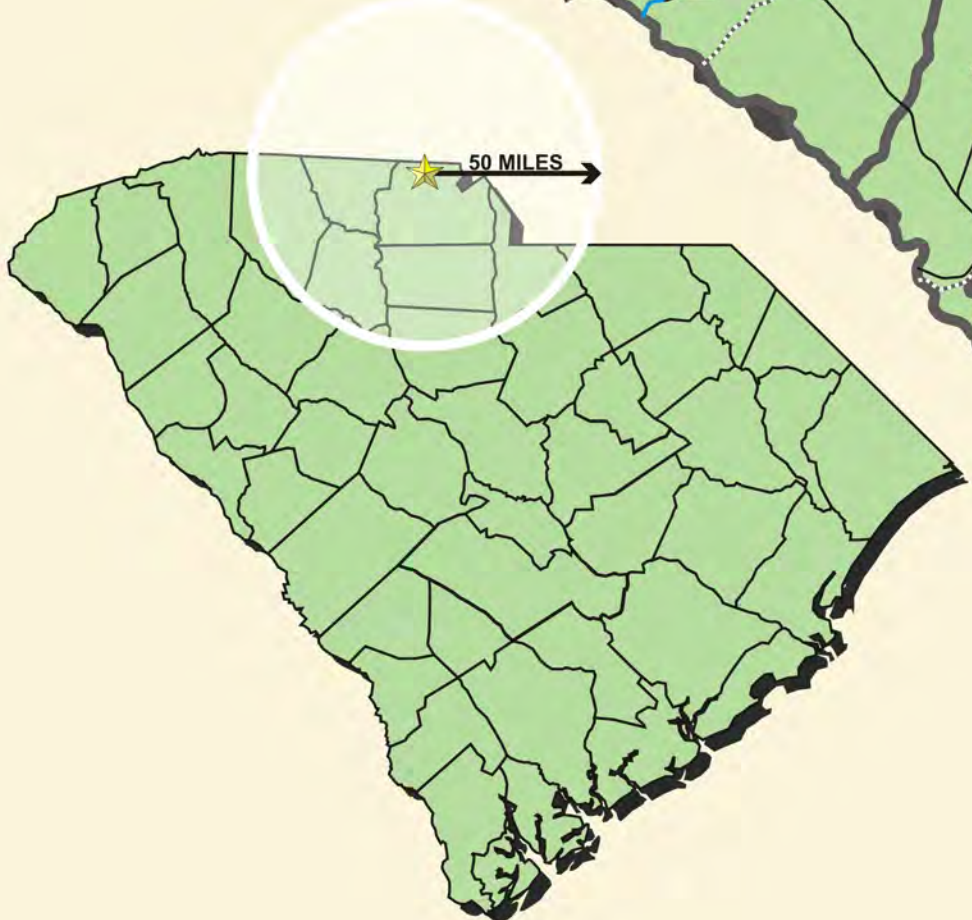
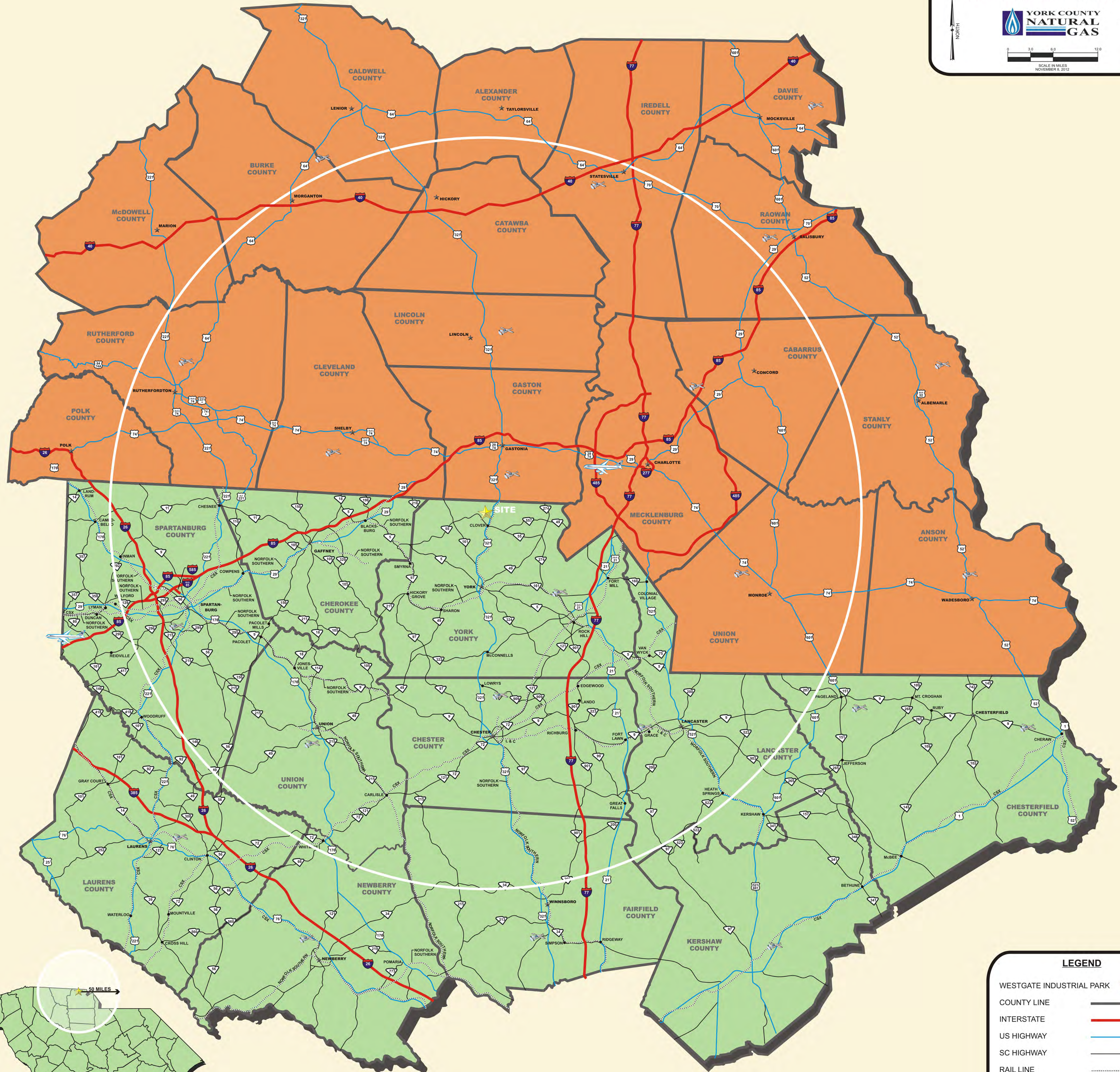
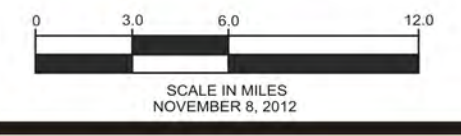
ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
NOVEMBER 8, 2012



**SITE CERTIFICATION FOR THE
WESTGATE INDUSTRIAL PARK IN
YORK COUNTY, SOUTH CAROLINA
GENERAL TRANSPORTATION MAP**

**YORK COUNTY
NATURAL
GAS**

+/- 130 Acres



LEGEND

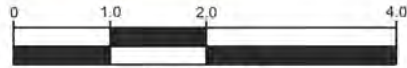
- WESTGATE INDUSTRIAL PARK
- COUNTY LINE
- INTERSTATE
- US HIGHWAY
- SC HIGHWAY
- RAIL LINE
- SOUTH CAROLINA
- NORTH CAROLINA
- COUNTY SEAT
- CITY / TOWN
- PRIMARY AIRPORT
- GENERAL AVIATION

SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA

ROUTE TO INTERSTATE MAP

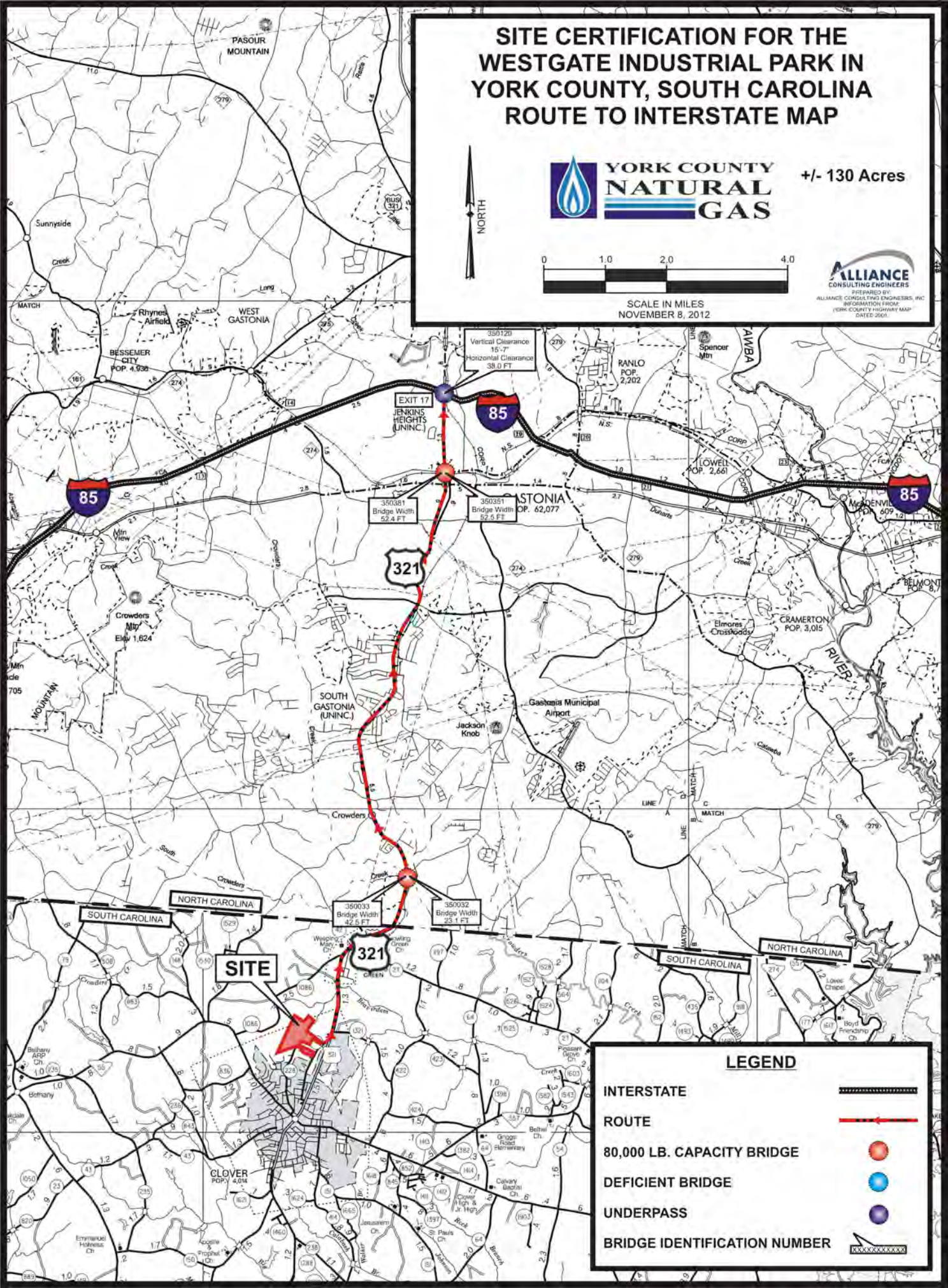


+/- 130 Acres



SCALE IN MILES
NOVEMBER 8, 2012

ALLIANCE
CONSULTING ENGINEERS
PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
YORK COUNTY HIGHWAY MAP
DATED: 2008



EXIT 17
JENKINS HEIGHTS (UNINC.)

350120
Vertical Clearance 15'-7"
Horizontal Clearance 38.0 FT

350381
Bridge Width 52.4 FT

350351
Bridge Width 52.5 FT

350033
Bridge Width 42.5 FT

350032
Bridge Width 23.1 FT

SITE

LEGEND

- INTERSTATE
- ROUTE
- 80,000 LB. CAPACITY BRIDGE
- DEFICIENT BRIDGE
- UNDERPASS
- BRIDGE IDENTIFICATION NUMBER

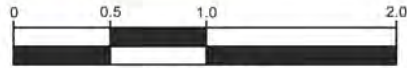
SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA

INDUSTRIAL PARK BOUNDARY MAP



**YORK COUNTY
NATURAL
GAS**

+/- 130 Acres

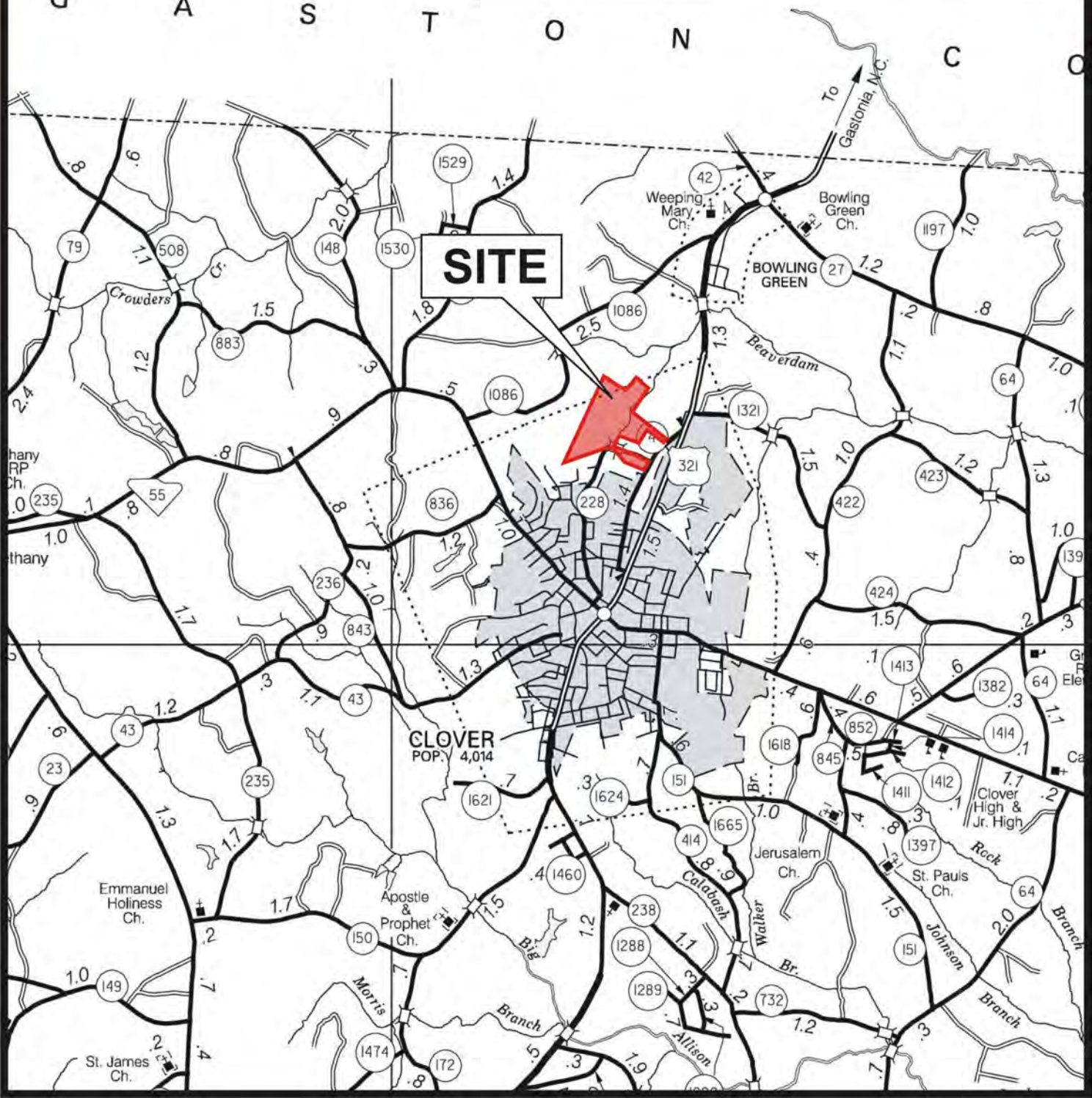


SCALE IN MILES
NOVEMBER 8, 2012



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
YORK COUNTY HIGHWAY MAP
DATED 2009

G A S T O N C



SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA AERIAL PHOTOGRAPH



+/- 130 Acres



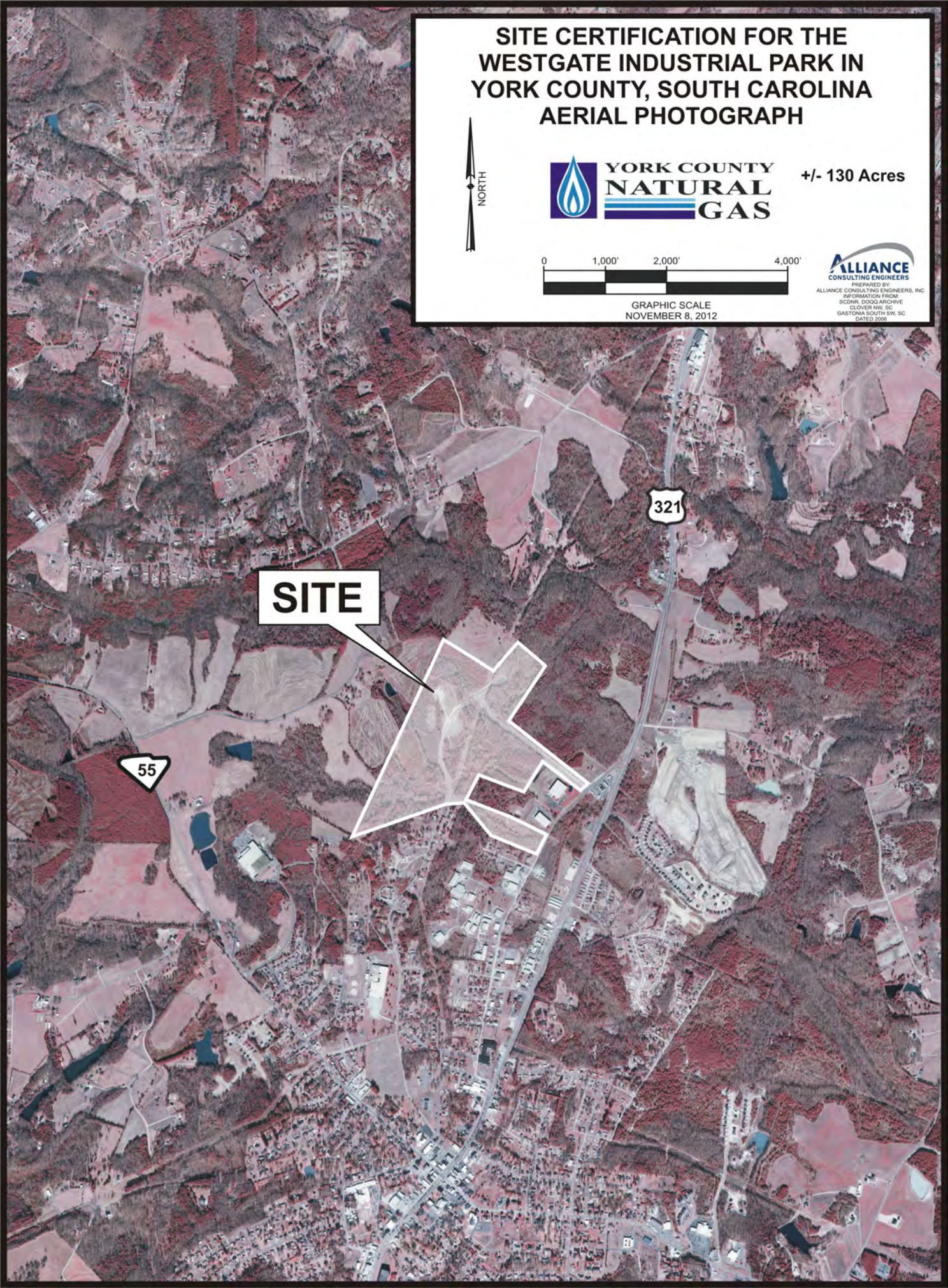
GRAPHIC SCALE
NOVEMBER 8, 2012

PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SC01R, DOQQ ARCHIVE
CLOVER HILL, SC
GASTONIA SOUTH SW, SC
DATED 2006

SITE

55

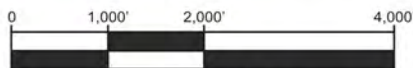
321



SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA USGS 7.5 MINUTE QUADRANGLE MAP



+/- 130 Acres

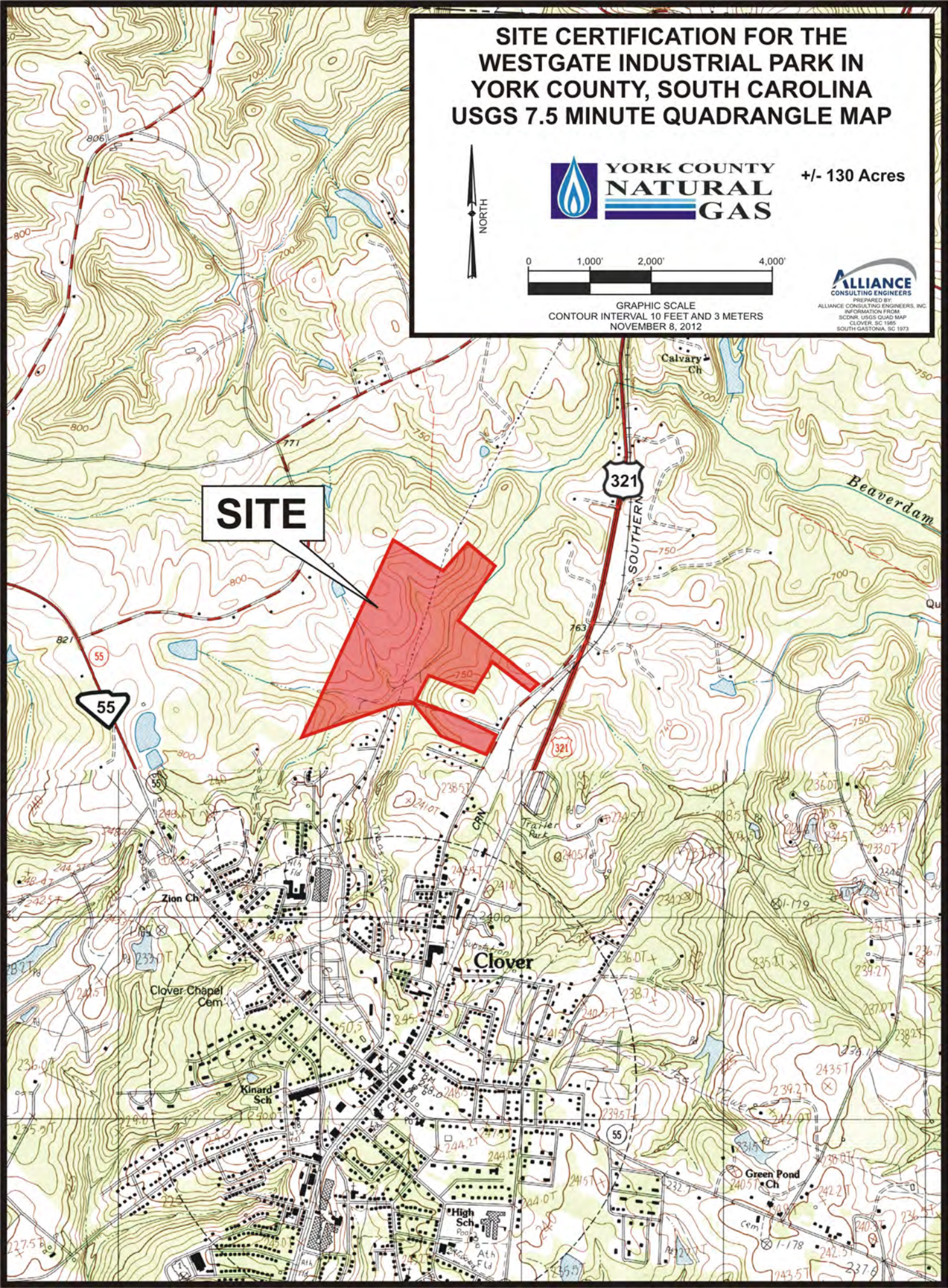


GRAPHIC SCALE
CONTOUR INTERVAL 10 FEET AND 3 METERS
NOVEMBER 8, 2012



PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
SOURCE: USGS QUAD MAP
CLOVER, SC 1985
SOUTH GASTONIA, SC 1973

SITE



SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA NATIONAL WETLANDS INVENTORY (NWI) MAP



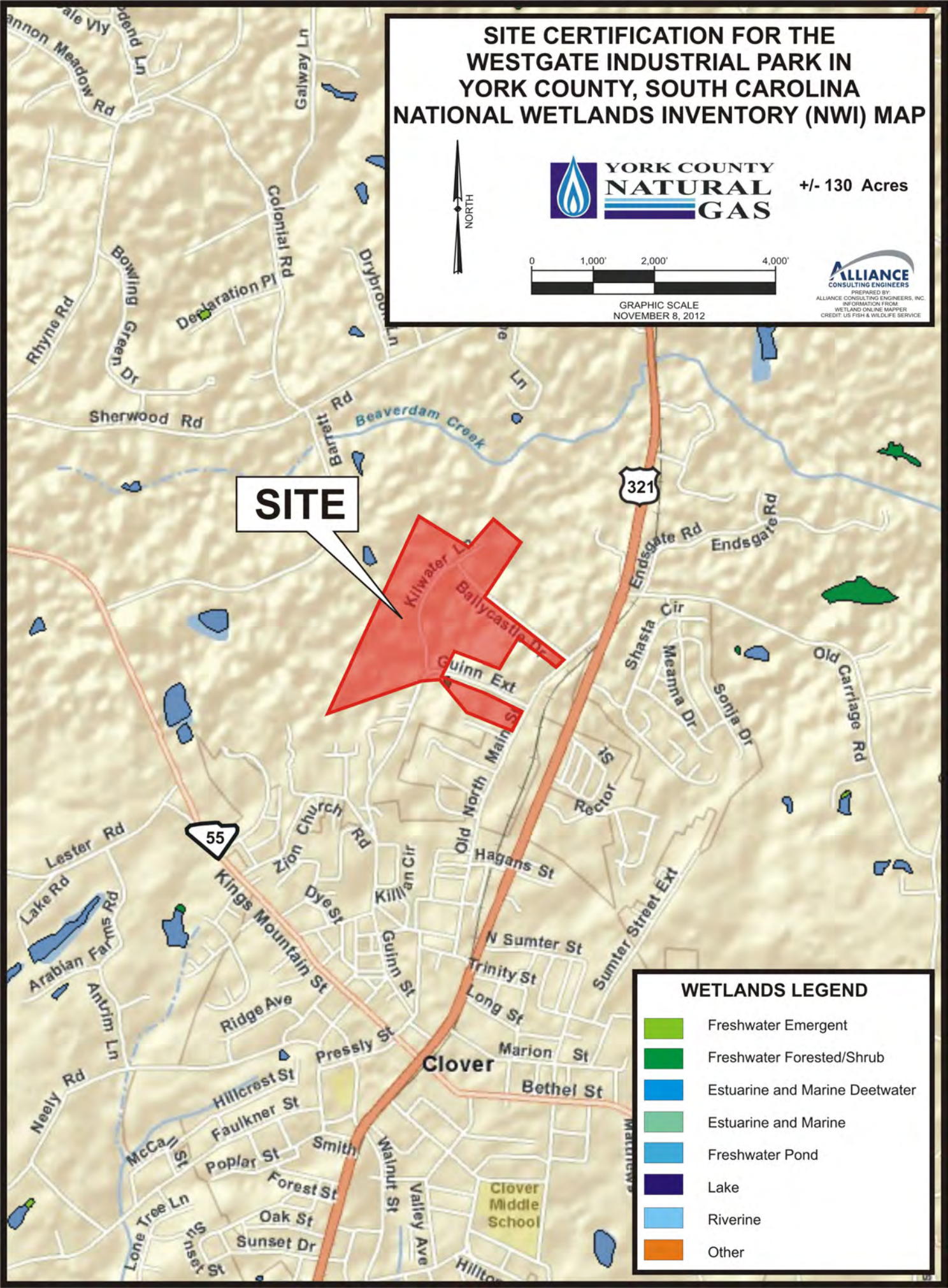
+/- 130 Acres






GRAPHIC SCALE
NOVEMBER 8, 2012



SITE



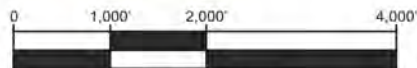
WETLANDS LEGEND

-  Freshwater Emergent
-  Freshwater Forested/Shrub
-  Estuarine and Marine Deetwater
-  Estuarine and Marine
-  Freshwater Pond
-  Lake
-  Riverine
-  Other

SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA FEMA FLOOD MAP



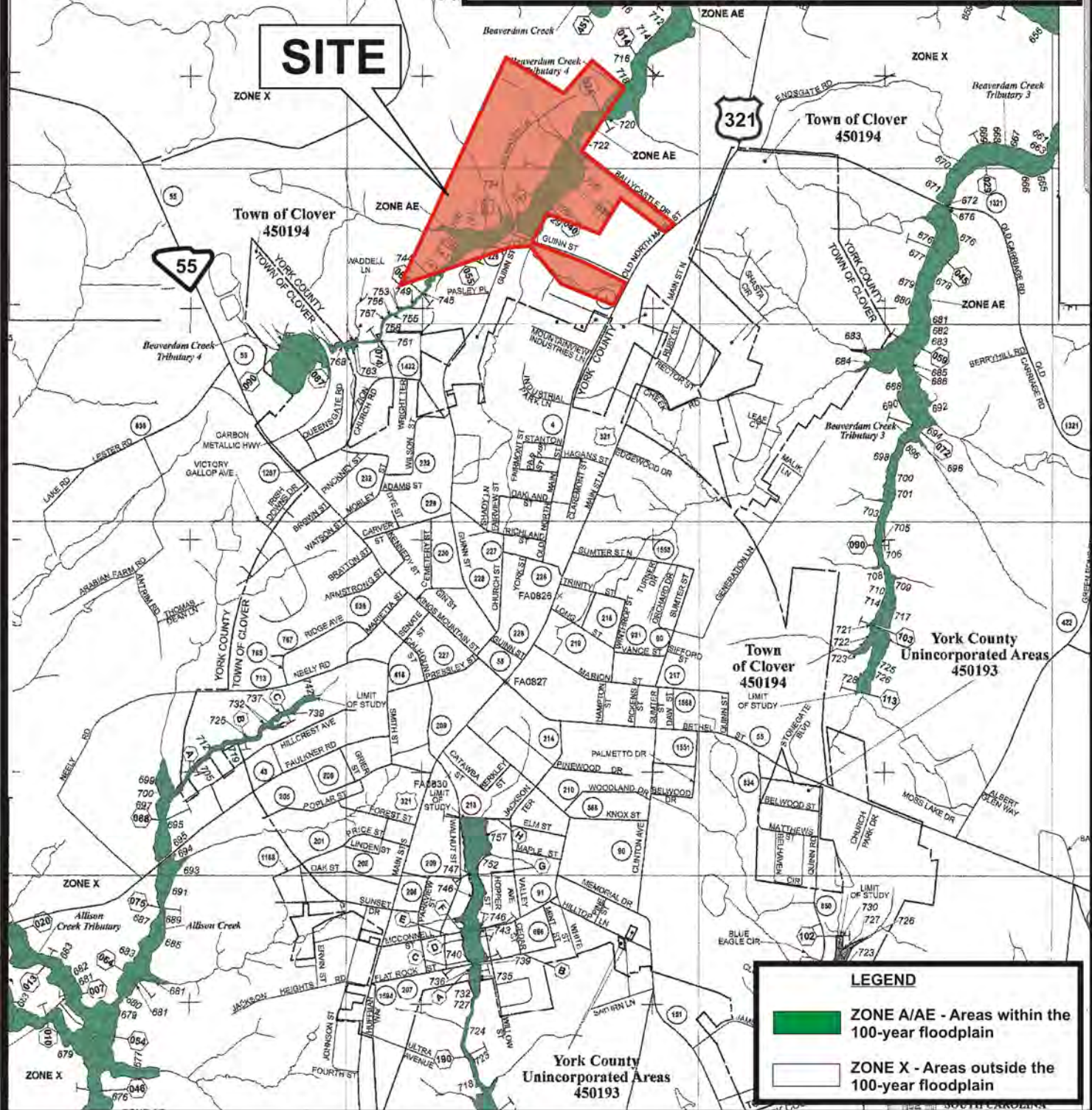
+/- 130 Acres



GRAPHIC SCALE
NOVEMBER 8, 2012



SITE



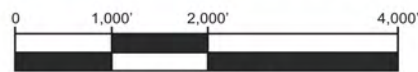
LEGEND

- ZONE A/AE - Areas within the 100-year floodplain
- ZONE X - Areas outside the 100-year floodplain

SITE CERTIFICATION FOR THE WESTGATE INDUSTRIAL PARK IN YORK COUNTY, SOUTH CAROLINA COUNTY SOIL SURVEY



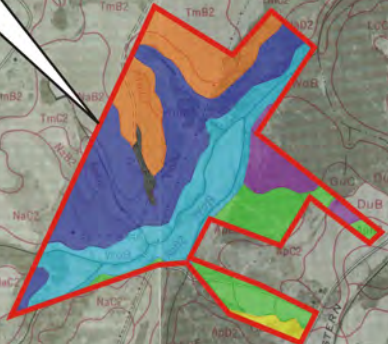
+/- 130 Acres



GRAPHIC SCALE
NOVEMBER 8, 2012

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PREPARED BY:
ALLIANCE CONSULTING ENGINEERS, INC.
INFORMATION FROM:
YORK COUNTY SOIL SURVEY
SHEETS 3, 4, 7, 8, 13 & 14
1974

SITE



LEGEND

HSG

Appling (ApB, ApB2, ApC2, ApD2)	B	
Colfax (CoB)	C	
Durham (DuB, DuC)	B	
Gullied Land (GuC)	D	
Nason (NaB2, NaC2, NaD2)	B/C	
Tatum (TmB2, TmC2)	B	
Worsham (WoB)	D	