

For Sale

±60.45 AC

Industrial Land



Cook Road

Ridgeway, South Carolina

Tombo Milliken

803.744.9852

tombo.milliken@naicolumbia.com

Tom Milliken

803.744.9837

tmilliken@naicolumbia.com

Nelson Weston, III

803.744.9804

nweston@naicolumbia.com

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807 Gervais Street, Suite 200
Columbia, South Carolina 29201
+1 803.254.0100
www.naicolumbia.com

Cook Road

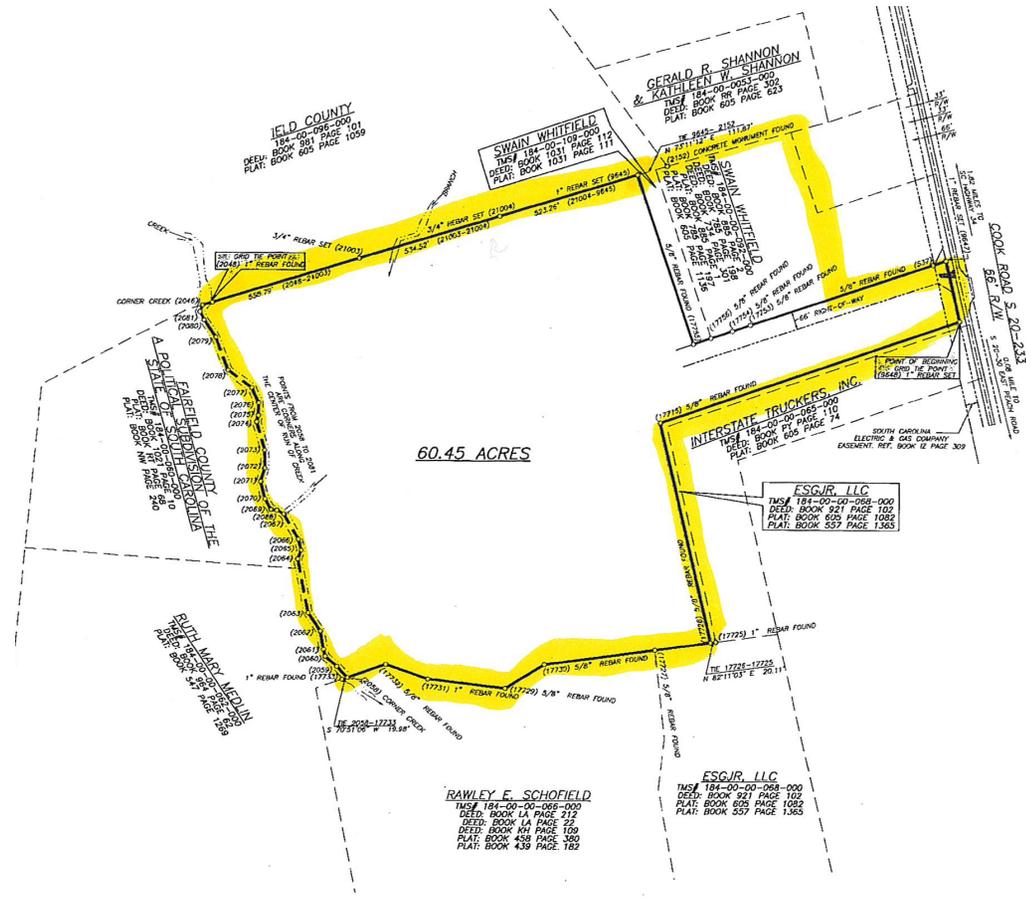
Ridgeway, South Carolina

For Sale

±60.45 AC
Industrial Land

Property Features

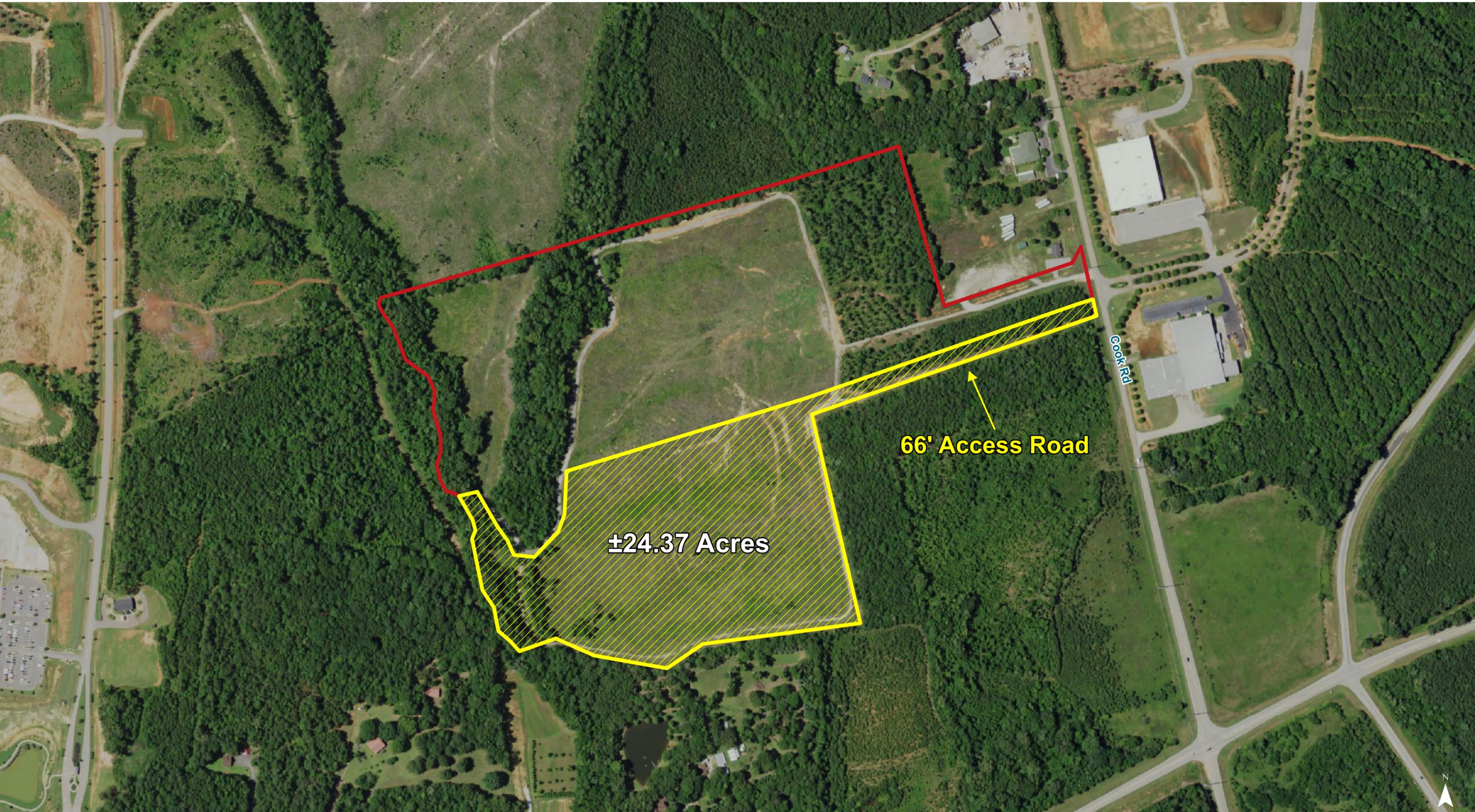
- For Sale
- ±60.45 Acres on Cook Road near exit 32 on I-77
- Along industrial corridor
- All utilities available. It is the responsibility of the purchaser to determine location and availability
- Zoning: I-1, Fairfield County
- Approximately 35-40 usable acres
- Sale Price:
604,500 or \$10,000 per acre
- Ground Lease Fee: TBD



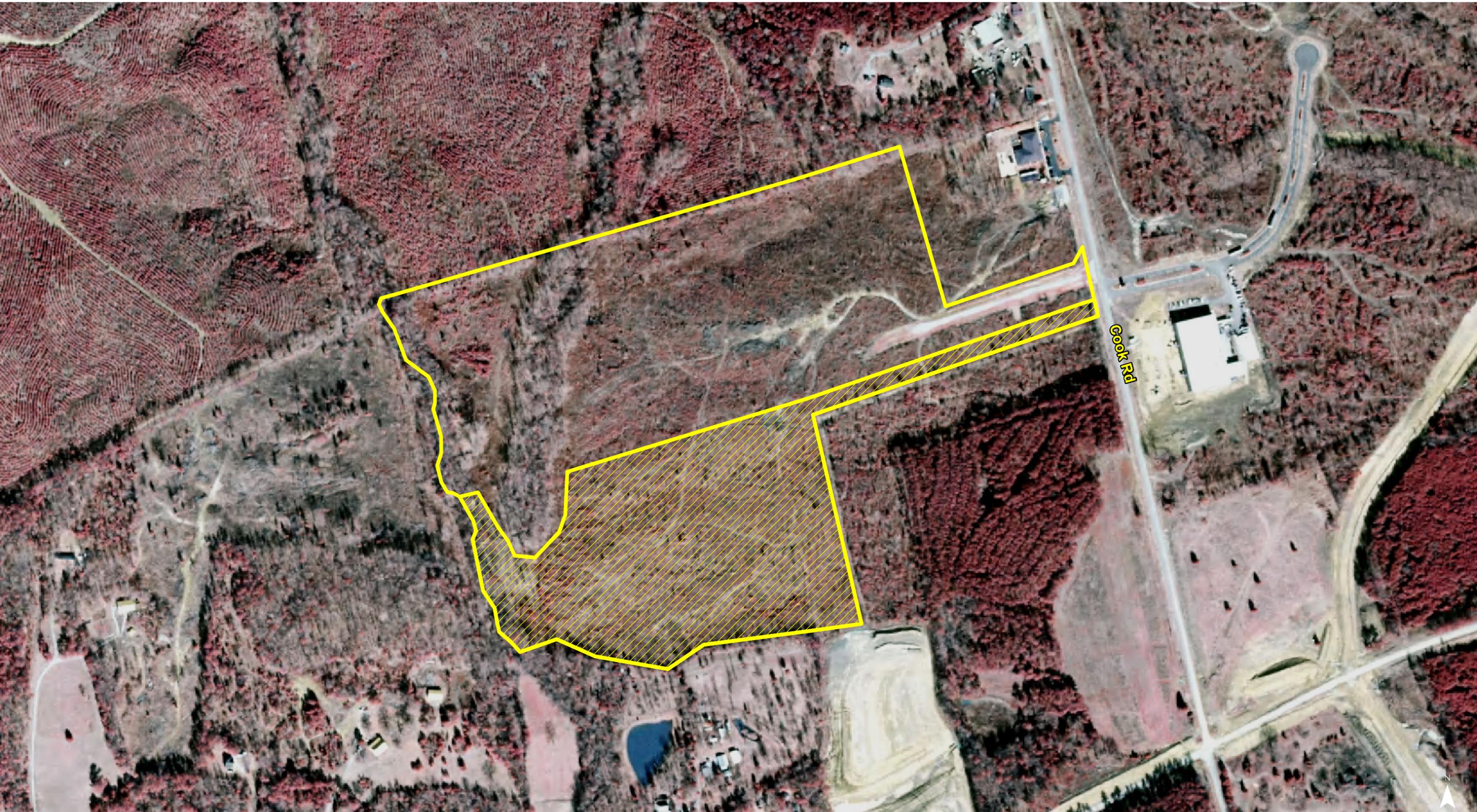
Location



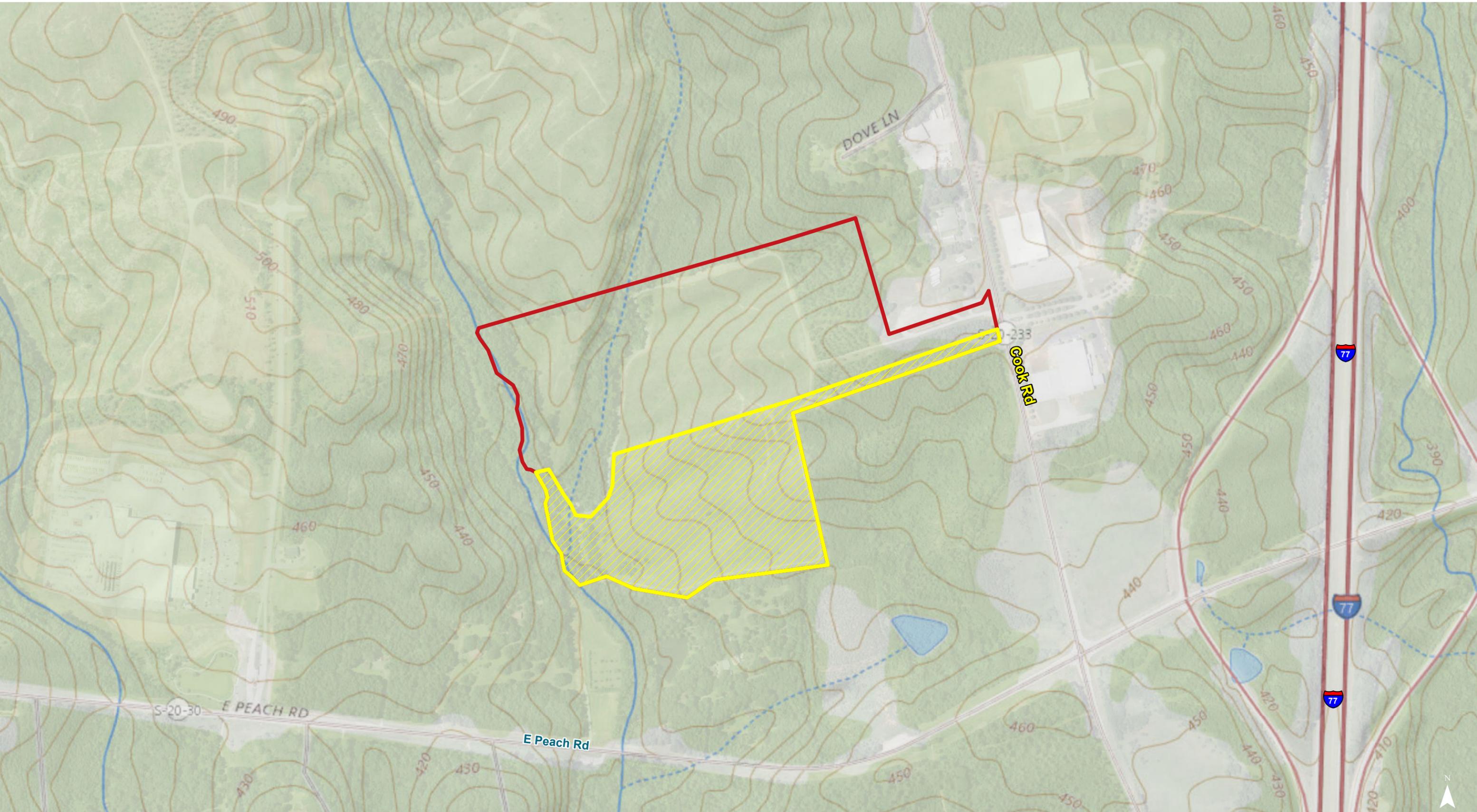
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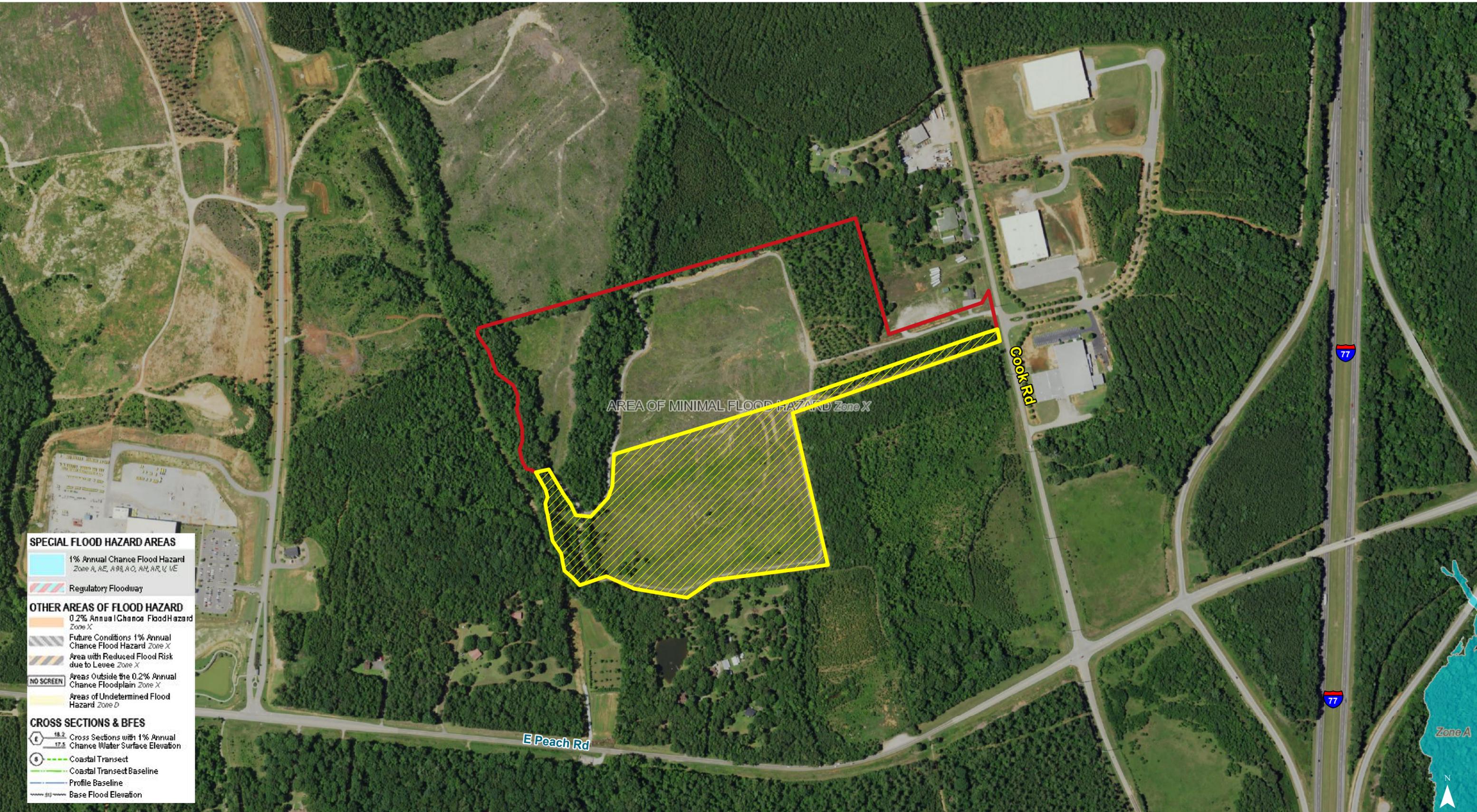
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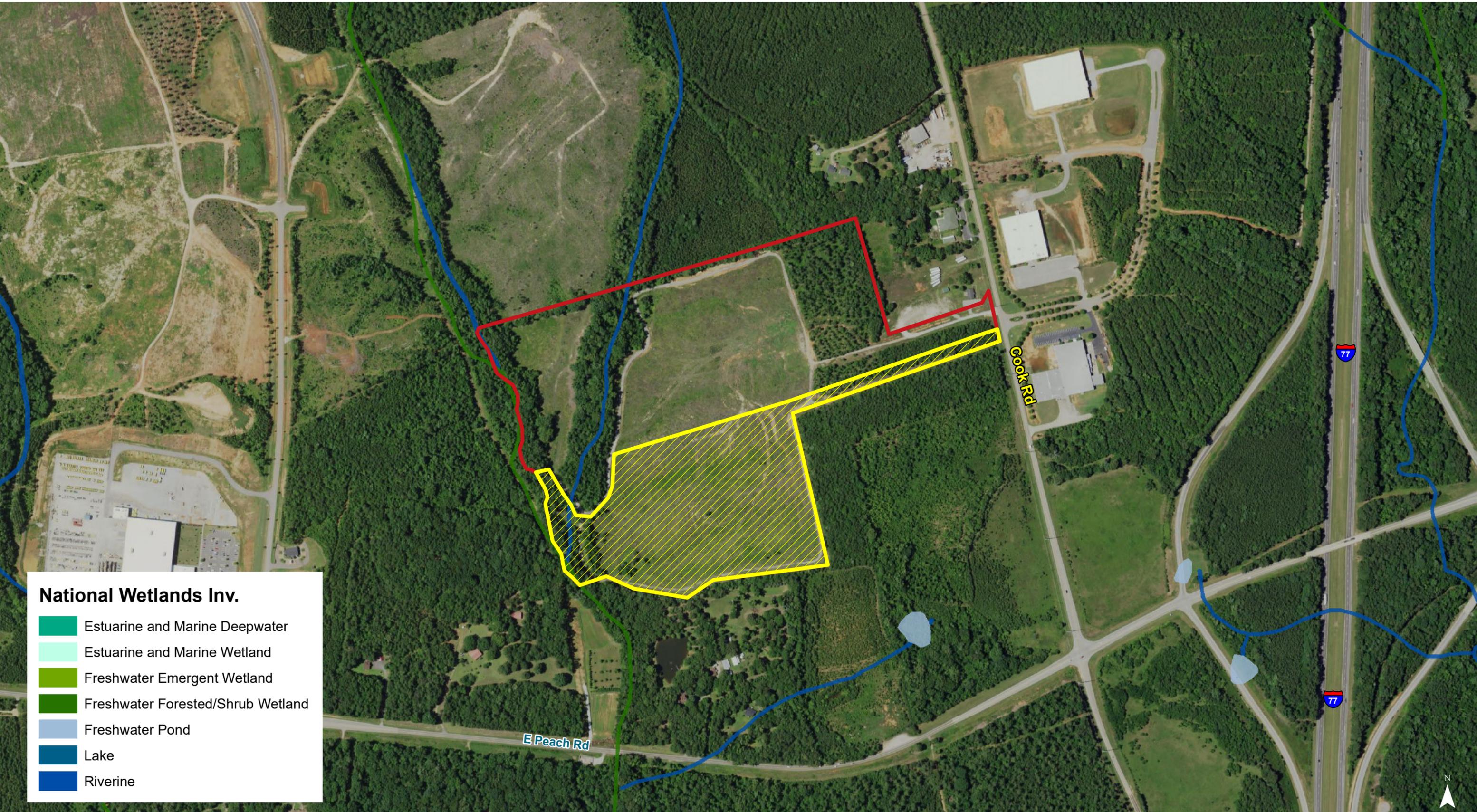
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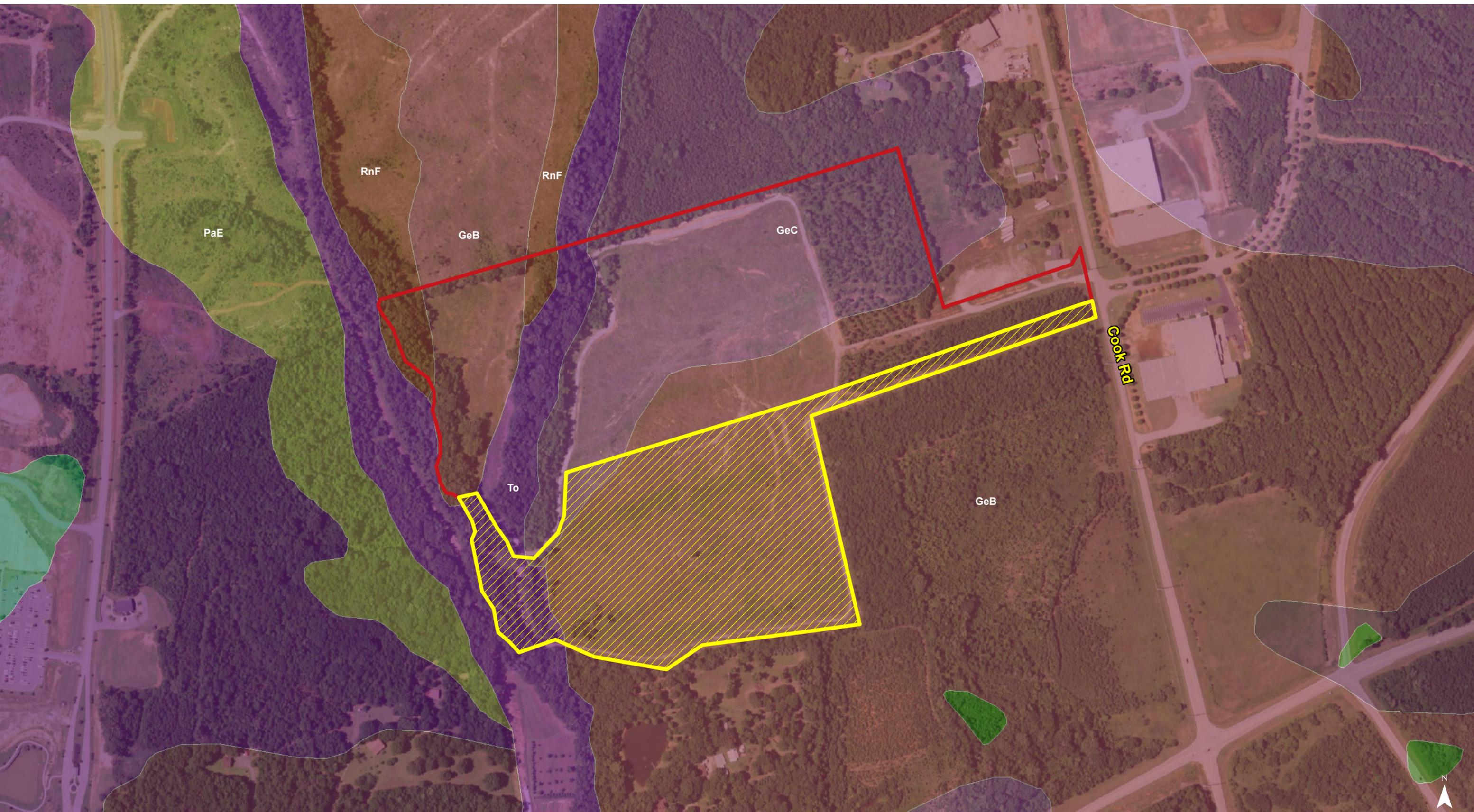
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National Wetlands Inv.

- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland
- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond
- Lake
- Riverine

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Map Unit Description (Brief, Generated)

Fairfield County, South Carolina

[Minor map unit components are excluded from this report]

Map unit: GeB - Georgeville loam, 2 to 6 percent slopes

Component: Georgeville (80%)

The Georgeville component makes up 80 percent of the map unit. Slopes are 2 to 6 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from argillite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 2e. This soil does not meet hydric criteria.

Map unit: GeC - Georgeville loam, 6 to 10 percent slopes

Component: Georgeville (80%)

The Georgeville component makes up 80 percent of the map unit. Slopes are 6 to 10 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from argillite. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is high. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 3e. This soil does not meet hydric criteria.

Map unit: PaE - Pacolet sandy loam, 10 to 25 percent slopes

Component: Pacolet (85%)

The Pacolet component makes up 85 percent of the map unit. Slopes are 10 to 25 percent. This component is on hillslopes on uplands. The parent material consists of clayey residuum weathered from granite and gneiss. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is well drained. Water movement in the most restrictive layer is moderately high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 1 percent. Nonirrigated land capability classification is 6e. This soil does not meet hydric criteria.

Map unit: To - Toccoa loam

Component: Toccoa (70%)

The Toccoa component makes up 70 percent of the map unit. Slopes are 0 to 2 percent. This component is on flood plains on valleys. The parent material consists of loamy alluvium. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is moderately well drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches is moderate. Shrink-swell potential is low. This soil is occasionally flooded. It is not ponded. A seasonal zone of water saturation is at 45 inches during January, February, March, April, December. Organic matter content in the surface horizon is about 2 percent. Nonirrigated land capability classification is 2w. This soil does not meet hydric criteria.