

**±288 ACRES INDUSTRIAL LAND
FOR SALE OR BUILD TO SUIT**

**12445 HIGHWAY 56 NORTH
CLINTON, SOUTH CAROLINA 29325**

CBRE



SYCAMORE SITE

PROPERTY DETAILS

Sycamore Site is a premier ±288.76-acre industrial site in Laurens County, SC—strategically positioned at the crossroads of I-26 and I-385 with exceptional interstate visibility. Offering flexible parcel configurations for 250,000 SF to 1,000,000+ SF facilities, the site is ideal for manufacturing, warehousing, and distribution. With convenient access from SC Hwy 56 and located just 24 miles from Samsung's Newberry appliance manufacturing plant, Sycamore delivers unmatched connectivity for today's industrial users. With no developer, financier, or contractor restrictions, this site empowers companies to build with efficiency.!



Electric

Provided by City of Clinton and Laurens Electric



Sewer

12" Main Line provided by City of Clinton



Water

10" Water Line provided by City of Clinton



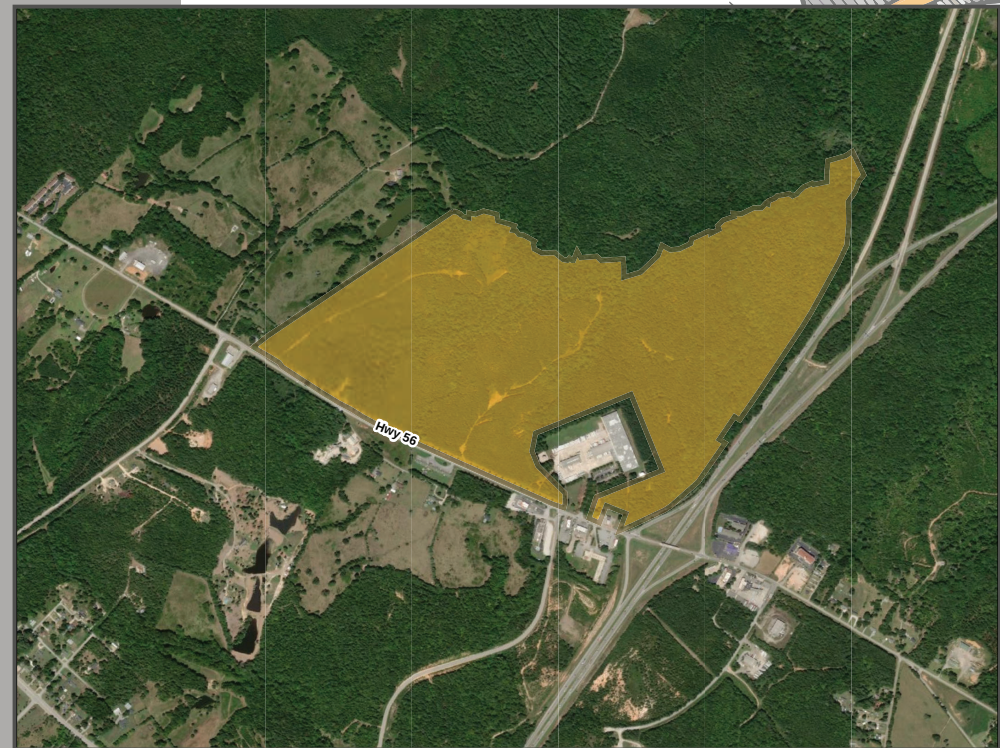
Gas

4" Gas Line provided by Clinton-Newberry Gas Authority



Data

AT&T Fiber



SITE PLAN

Acreage Key

Parcel Number	Proposed Use	Building SF	Gross Acreage
1	Industrial / Manufacturing	280,000 SF	±25 AC.
2	Industrial / Manufacturing	400,000 SF	±37 AC.
3	Industrial / Manufacturing	600,000 SF	±75 AC.
4	Industrial / Manufacturing	495,000 SF	±52 AC.
5	Industrial / Manufacturing	470,000 SF	±56 AC.
6	Commercial / Retail	73,700 SF	±3 AC.
7	Commercial / Retail	34,230 SF	±3 AC.
8	Commercial / Retail	8,635 SF	±2 AC.
9	Commercial / Retail	12,650 SF	±2 AC.
10	Commercial / Retail	24,750 SF	±2 AC.
	Substation	N/A	±5 AC.
	Open Space	N/A	±30 AC.

Subtotal: Industrial / Mfg. 2,245,000 SF ±245.0 AC.

Subtotal: Commercial / Retail 153,965 SF ±12 AC.

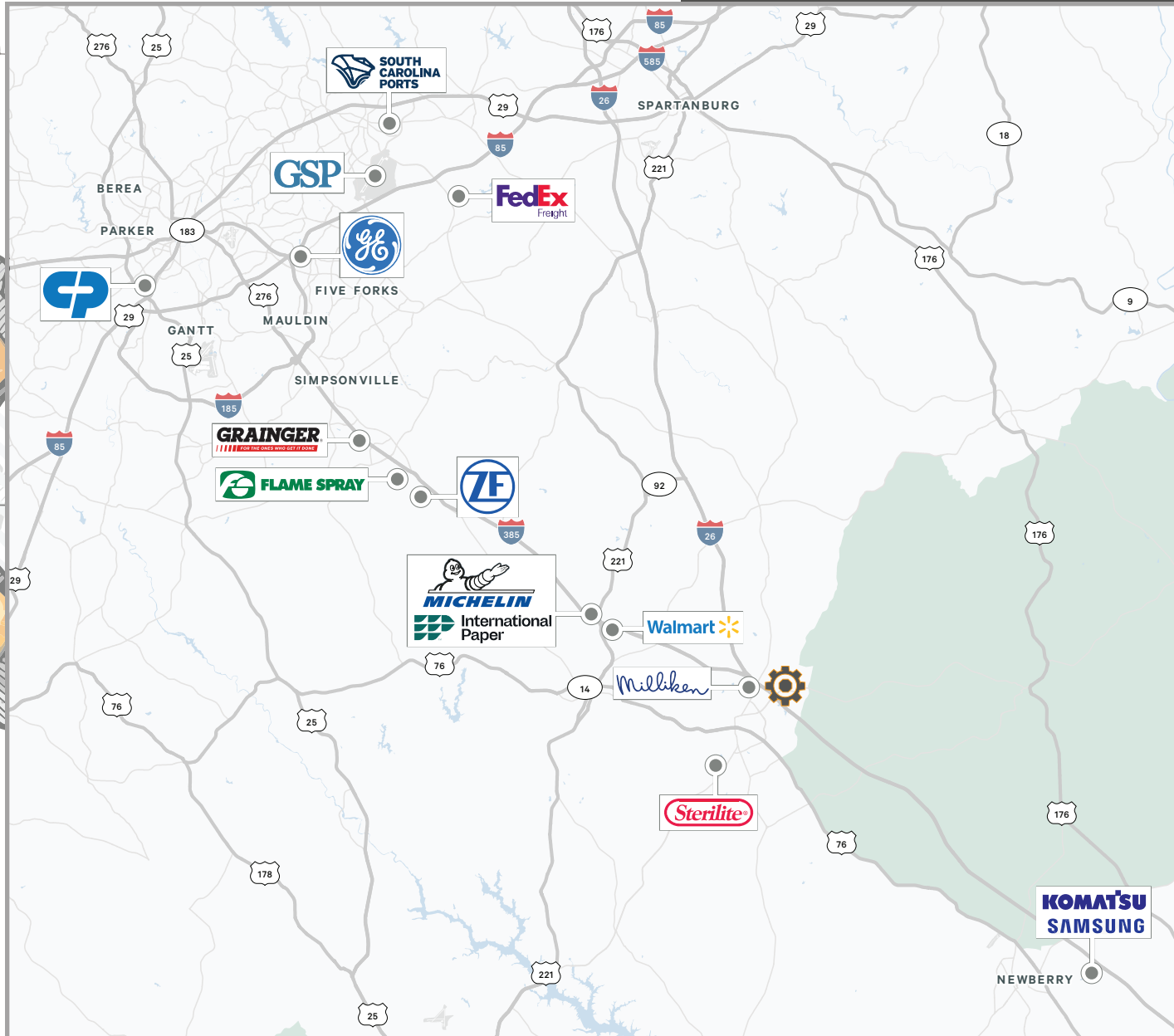
Substation / Open Space / Regional Detention / Power Easement ±39 AC.

TOTAL 2,398,965 SF ±296 AC.

- PROPOSED LAND USE ASSIGNED ABOVE MAY VARY DEPENDING ON END USERS NEEDS.
- BUILDING SQUARE FOOTAGE FOR PARCEL 6 ASSUMES 5 STORY HOTEL.
- BUILDING SQUARE FOOTAGES SHOWN ABOVE CAN CHANGE BASED ON END USERS NEEDS.
- ACREAGES SHOULD BE CONSIDERED APPROXIMATE AND MAY VARY AS MORE DETAILED PLANS PROGRESS.
- EACH PARCEL GRADED TO PROVIDE A BALANCED PARCEL (NOT INCLUDING DETENTION BASINS).
- BUILDINGS REFLECT THESE PAGES.
- WETLANDS / STREAMS SHOWN BASED ON AVAILABLE MAPPING.
- POTENTIAL SECONDARY ACCESS SHOWN TO SC HIGHWAY 56. SCDOT APPROVAL WOULD BE REQUIRED.



LOCATION MAP



I-26
0.6 Miles



I-385
2.3 Miles



I-85
36 Miles



SC Inland Port Greer
49 Miles



GSP Int'l Airport
45 Miles

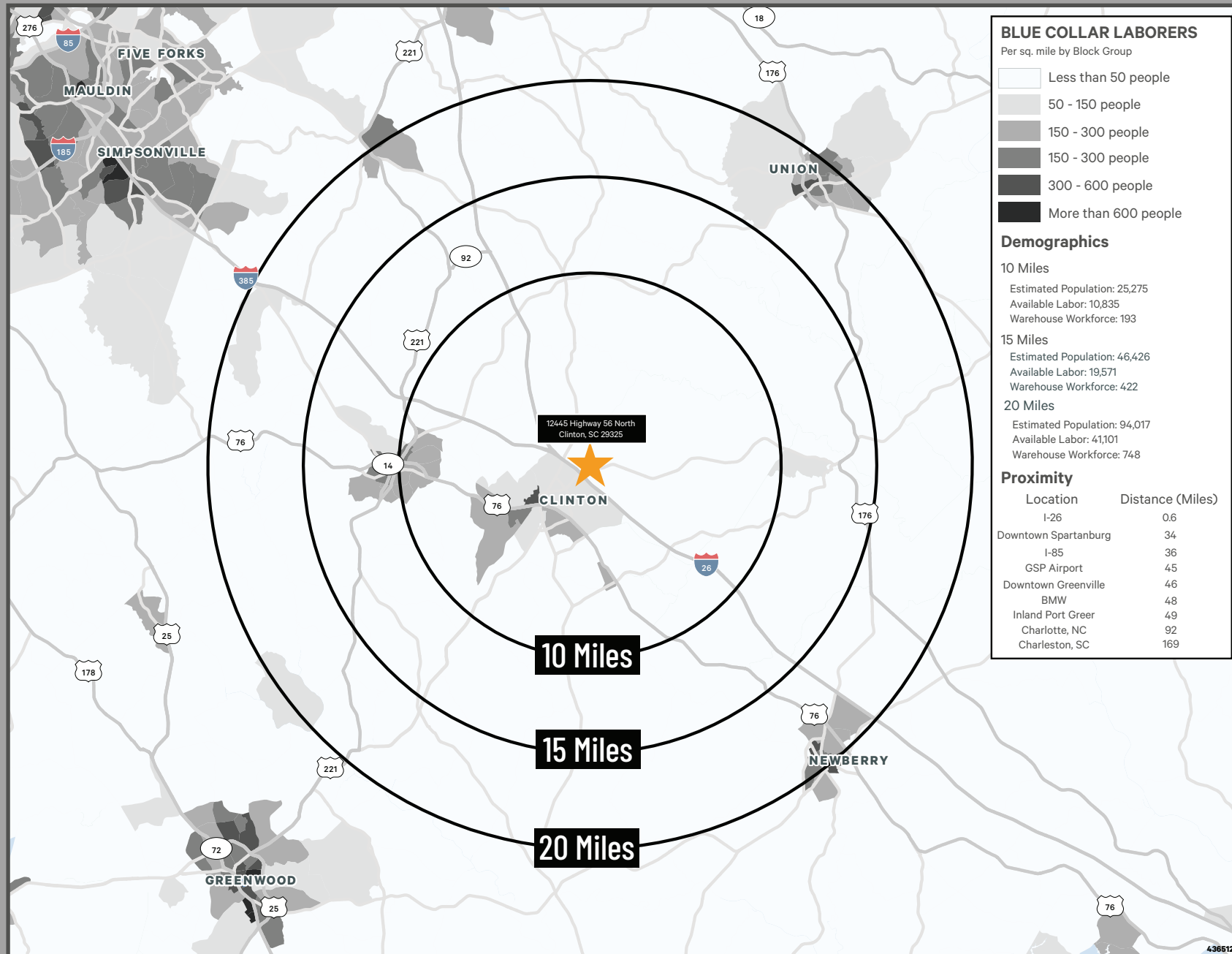


Charlotte
92 Miles



Atlanta
188 Miles

LABOR ACCESS





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