A Business and Technology Center

Benefits for Businesses:
- Low cost, reliable electrical service
- Abundant water and sewer capacities
- Redundant fiber services
- Affordable natural gas service
- Streamlined permitting process
- 319,232 labor draw within 50 miles
- Centrally located along the East Coast
- Close to major interstates: 26, 40, 77 and 85
- Within an hour’s drive of major airports: Charlotte International, Asheville Regional, Greenville-Spartanburg International
- Training partnerships with local community college for employee training and certification

Asking Price: $52,000 per acre
Total Acreage: 74.27 acres
- Parcel A: 26.84 acres (12.2 acres pad ready)
- Parcel B: 47.43 acres
- Can be subdivided to meet project needs

Property Details:

Historical Use:
- Agriculture
- Forestry

Zoning:
- M-1 within City Limits
- M-1 within ETJ

Adjacent Land Use:
- Isothermal Community College
- Commercial and Industrial

Proximity to Major Metropolitan Areas:
- Spartanburg, SC - 32 miles
- Asheville, NC - 60 miles
- Greenville, SC - 60 miles
- Charlotte, NC - 65 miles
- Atlanta, GA - 200 miles
- Raleigh, NC - 230 miles
- Columbus, OH - 461 miles
- Memphis, TN - 560 miles
- New York, NY - 693 miles
- Miami, FL - 760 miles
Due Diligence Completed:
- Phase I and Phase II ESA
- Subsurface Geotechnical Exploration
- Jurisdictional Determination
- Endangered Species Survey
- Archaeological Review

*Reports are available upon request

Target Industry Sectors:
Automotive Parts, Data Centers, Advanced Manufacturing, Plastics
GATEWAY WEST COMMERCE PARK

Now Ready for Development

Parcel A Pad Ready