

Lancaster Air Rail Park Site 4 & 5

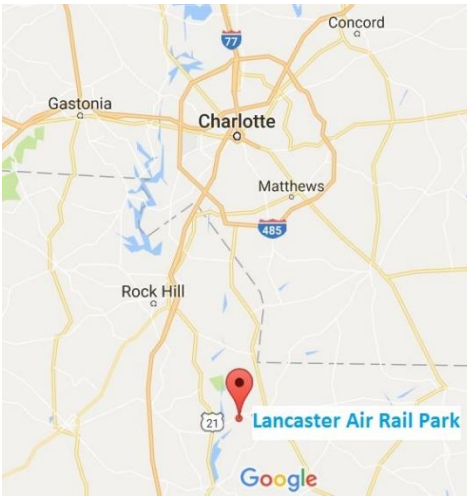


The Lancaster County Air-Rail Business Park is a county owned industrial park located on SC 9 with all infrastructure in place. The park offers tremendous access to the county's skilled and sizeable manufacturing workforce. SC 9 to I-77 is four lanes with limited traffic signals. Lancaster County offers an extremely aggressive property tax incentive package and Tier II state incentives are available. The park has dual-rail access through the L&C Railroad.

Location	SC 9 and Nebo Road Lancaster, SC
Price	\$215,000
Size	21.5 Acres
Additional Acreage Available	N/A
Water	City of Lancaster
Sewer	City of Lancaster
Electricity	Duke Energy
Natural Gas	Lancaster County Natural Gas Authority
Fiber	Comporium Communications
Connectivity	
Highway	SC 9 (Frontage)
Interstate	I-77 (15 Miles)
Rail	Lancaster and Chester Railroad
Air	Charlotte Douglas International Airport (47 Miles) McWhirter Field - General Aviation (1 Mile)
Additional Information	The Park is a SC Certified Site. The zoning is light industrial.

Contact

Jamie Gilbert
Director of Economic Development
(803) 286-3633
jgilbert@lancastercountysc.net



LANCASTER AIR RAIL PARK
ILLUSTRATIVE RENDERING
LANCASTER COUNTY, SOUTH CAROLINA
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