



# Available Industrial Site

## Matrix Park - Lot 10

### 54.29 Acres

### Location

**LOCATION:** E. side of Old Grove Rd approx. 1800' S. of Matrix Pkw  
**COMMUNITY:** Greenville, SC  
**COUNTY:** Greenville

### Description

**MINIMUM ACRES:** 54.29 Acres  
**MAXIMUM ACRES:** 54.29 Acres  
**SUBDIVIDE:** No Acres  
**CURRENT USE:** Vacant  
**SURROUNDING AREA** Developing Business & Technology Park  
**TOPOGRAPHY:** 864' to 928'



### Taxes and Zoning

**ZONED INDUSTRIAL** Yes  
**RESTRICTIONS:** I-2 (Industrial Park) & Covenants  
**TAXMAP:** 409-1-1.3 portion  
**TAX DISTRICT:** 100  
**MILLAGE RATE:** 267.40 (2010)  
**FOREIGN TRADE ZONE** No  
**FIRE DISTRICT:** South Greenville  
**FIRE RATING:** 3

### Transportation and Access

**INTERSTATE:** I-185 2 Miles  
**ALT. HIGHWAY:** I-85 4 Miles  
**PRIMARY AIRPORT** GSP International Airport 15 Miles  
**CIVIL AIRPORT:** SC-TAC 2 Miles  
**PORT:** Charleston 210 Miles  
**RAIL:** None

### Utilities

**WATER:** Greenville Water System 12"  
**GAS:** Piedmont Natural Gas 6"  
**SEWER:** Metro / ReWa 12"  
**ELECTRICITY:** Duke Energy

### Sales

**MIN. PRICE ACRE:** \$28,000  
**MAX. PRICE PER ACRE**  
**LEASE:** N/A  
**SOURCE:** Jerry Howard  
 Greenville Area Development Corporation  
 864-235-2008

### Comments

Located within the 1,400-acre Class-A Matrix Park, this site has easy access to the interstates. For park info, visit [www.thematrixpark.com](http://www.thematrixpark.com). Total asking price is \$1,525,000. Developable acreage is 31.30 acres.

### For Additional Information Contact:

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