



## Available Industrial Site Matrix Park - Lot 20 140.15 Acres

### Location

**LOCATION:** N side of Bracken Rd, approx. 2000' W of Old Grove R  
**COMMUNITY:** Greenville, SC  
**COUNTY:** Greenville

### Description

**MINIMUM ACRES:** 140.15 Acres  
**MAXIMUM ACRES:** 140.15 Acres  
**SUBDIVIDE:** No Acres  
**CURRENT USE:** Vacant  
**SURROUNDING AREA** Developing Business Park  
**TOPOGRAPHY:** Rolling



### Taxes and Zoning

**ZONED INDUSTRIAL** Yes  
**RESTRICTIONS:** I-2 Industrial Park  
**TAXMAP:** Sheet 409, Block 1, Lo 1.3 portion  
**TAX DISTRICT:** 151  
**MILLAGE RATE:** 287.4 (2008)  
**FOREIGN TRADE ZONE** No  
**FIRE DISTRICT:** Gantt  
**FIRE RATING:** 3

### Transportation and Access

**INTERSTATE:** I-185 3 Miles  
**ALT. HIGHWAY:** I-85 5 Miles  
**PRIMARY AIRPORT** GSP International Airport 17 Miles  
**CIVIL AIRPORT:** SC - TAC 1.6 Miles  
**PORT:** Charleston 210 Miles  
**RAIL:** None

### Utilities

**WATER:** GVL Water System 12"  
 Approximately 2000 feet from site  
**GAS:** Piedmont Natural Gas 4"  
 Approximately 2500' from site  
**SEWER:** ReWa 24"  
 Adjacent to site  
**ELECTRICITY:** Duke Energy  
 Distribution on site

### Sales

**MIN. PRICE ACRE:** \$19,300  
**MAX. PRICE PER ACRE**  
**LEASE:** N  
**SOURCE:** Jerry Howard  
 Greenville Area Development Corporation  
 864-235-2008

### Comments

Total asking price is \$2,703,250. Site is located within the 1,400-acre Class A Matrix Park. This site has easy access to the interstates. For more park information visit [www.thematrixpark.com](http://www.thematrixpark.com)

#### For Additional Information Contact:

Greenville Area Development Corporation  
 233 North Main, Suite 250  
 Greenville SC 29601

Phone: 864-235-2008  
 Fax: 864-235-9030  
 E-Mail: [jhoward@greenvillecounty.org](mailto:jhoward@greenvillecounty.org)



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ID: S012G

LAST UPDATE: 12/5/2008

# Matrix Park – Lot 20 Site Location Map

