

## Lancaster Air Rail Park Site 1

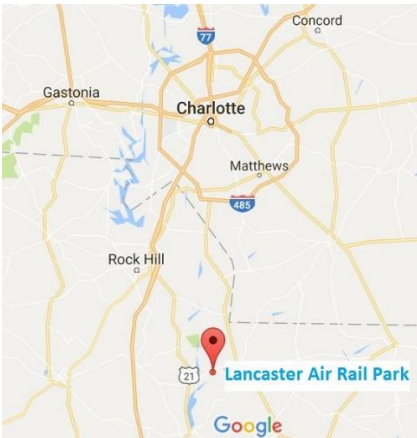


The Lancaster County Air-Rail Business Park is a county owned industrial park located on SC 9 with all infrastructure in place. The park offers tremendous access to the county’s skilled and sizeable manufacturing workforce. SC 9 to I-77 is four lanes with limited traffic signals. Lancaster County offers 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.

<b>Location</b>	SC 9 and Nebo Road Lancaster, SC
<b>Price</b>	\$80,300
<b>Size</b>	8.3 Acres
<b>Additional Acreage Available</b>	N/A
<b>Water</b>	City of Lancaster
<b>Sewer</b>	City of Lancaster
<b>Electricity</b>	Duke Energy
<b>Natural Gas</b>	Lancaster County Natural Gas Authority
<b>Fiber</b>	Comporium Communications
<b>Connectivity</b>	
<b>Highway</b>	SC 9 (Frontage)
<b>Interstate</b>	I-77 (13 Miles)
<b>Rail</b>	Lancaster and Chester Railroad
<b>Air</b>	Charlotte Douglas International Airport (47 Miles) McWhirter Field-General Aviation (1 Mile)
<b>Additional Information</b>	The Park is a SC Certified Site. It is zoned light industrial.

## Contact

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**LANCASTER AIR RAIL PARK**  
ILLUSTRATIVE RENDERING  
LANCASTER COUNTY, SOUTH CAROLINA  
10/2015

