

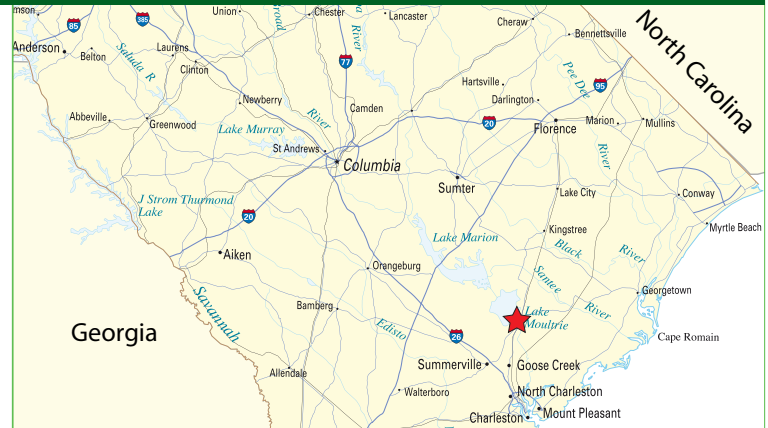
AVAILABLE INDUSTRIAL SITE:

Jefferies Generating Station Site



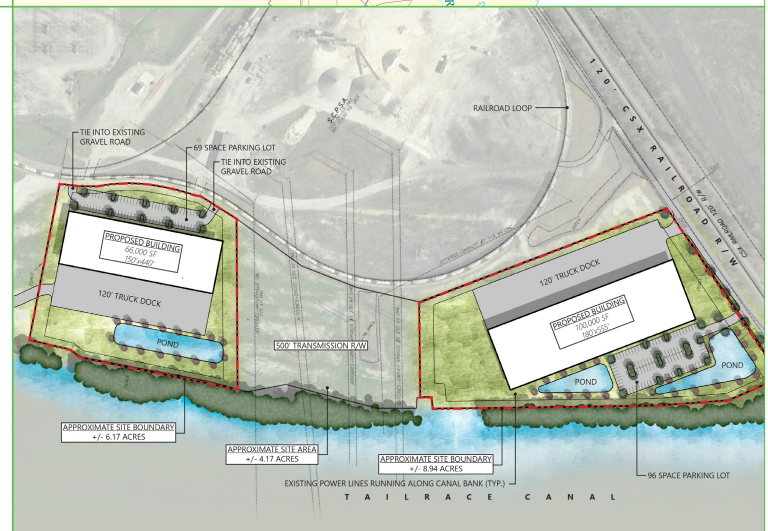
LOCATION

**463 Power House Road
Moncks Corner, SC 29461**



DESCRIPTION

Smallest tract: **6.17 acres**
Largest tract: **8.94 acres**
Current use: **Former Generating Station Site**
Zoning: **Industrial**
Surrounding area: **Commercial/Industrial**
Multi-county park: **No**
Price per acre: **Lease option only**



UTILITIES

Water Provider: **Berkeley County Water and Sanitation**
Wastewater Provider: **Septic system**
Gas Provider: **none**
Electric Provider: **Santee Cooper (high voltage site)**
Telecom Provider: **Home Telecom**

TRANSPORTATION

Interstate: **I-26 (34 miles)**
Highway: **US Hwy 52 (1 mile)**
Domestic Airport: **Moncks Corner Airport (10 miles)**
Major Airport: **Charleston National Airport (31 miles)**
Port Access: **Port of Charleston (39 miles by Hwy 52)
(40 nautical miles by Cooper River)**
Rail Access: **On-site**

COMMENTS

The site is a former Coal Generating Station site located on the Tail Race Canal (Cooper River) providing nautical access to Charleston Harbor.

CONTACT

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