

Chapin Business & Technology Park at Brighton



A TOP DESTINATION WITH SMALL TOWN SOUTHERN CHARM

For industry and business pioneers looking to capitalize on Chapin's proximity to the Interstate, Lake Murray and the area's charming culture, the Chapin Business & Technology Park at Brighton is an ideal fit. Pedestrian-friendly with sidewalks throughout, the Park borders I-26 and is easy access to South Carolina's key metropolitan areas including Columbia, Greenville, Spartanburg and Charleston.

INNOVATIVE TECHNOLOGY PARK

- » Less than 20 minutes to Samsung plant
- » Only minutes to Lake Murray
- » Near Harbison area shopping and dining
- » Award-winning school district

PARK ATTRIBUTES

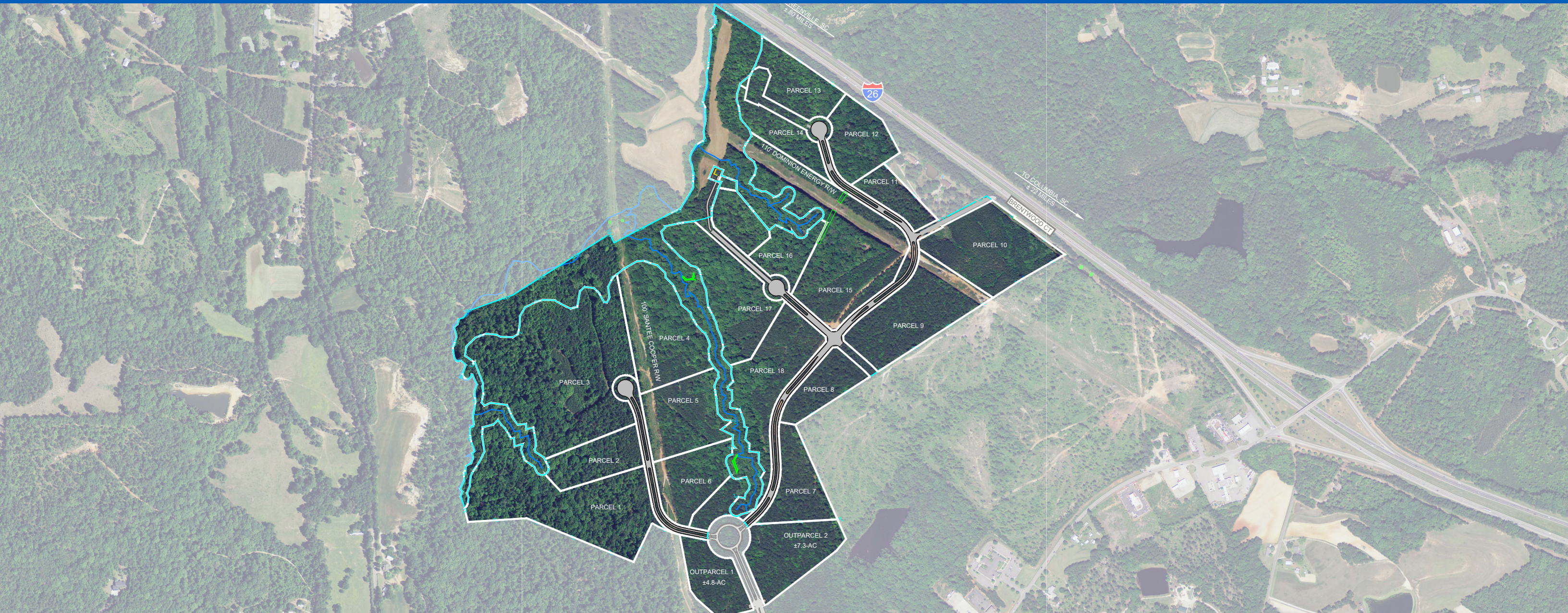
- » Interstate 26 borders site, close proximity to Highways 76 and 176
- » Multiple sites visible from I-26
- » All utilities available

HIGHLY-SKILLED WORKFORCE

As a part of the Career and Technical Education in School District Five initiative, the Center for Advanced Technical Studies provides a productive, highly-skilled 21st century workforce. Having a deep understanding that well-educated citizens are vitally important to creating an innovative workforce, the Center focuses on Language Arts, Mathematics and STEM curriculum and provides insight and resources to local businesses allowing them to remain competitive in today's ever-changing business climate.



Chapin Business & Technology Park at Brighton



IDEAL INDUSTRY SECTORS



| DESCRIPTION | ACREAGE | DEVELOPABLE ACREAGE |
|-------------|---------|------------------------|
| PARCEL 1 | 17.2 | 16.2 |
| PARCEL 2 | 5.1 | 4.5 |
| PARCEL 3 | 25.6 | 25.3 |
| PARCEL 4 | 10.7 | 8.4 |
| PARCEL 5 | 7.6 | 7.2 |
| PARCEL 6 | 5.8 | 5.5 |

| DESCRIPTION | ACREAGE | DEVELOPABLE ACREAGE |
|-------------|---------|------------------------|
| PARCEL 7 | 5.5 | 4.7 |
| PARCEL 8 | 4.2 | 3.9 |
| PARCEL 9 | 10.7 | 8.9 |
| PARCEL 10 | 10.2 | 9.9 |
| PARCEL 11 | 3.1 | 2.6 |
| PARCEL 12 | 5.5 | 4.8 |

| DESCRIPTION | ACREAGE | DEVELOPABLE ACREAGE |
|--------------|--------------|------------------------|
| PARCEL 13 | 5.2 | 4.6 |
| PARCEL 14 | 4.0 | 3.8 |
| PARCEL 15 | 17.8 | 13.8 |
| PARCEL 16 | 3.5 | 2.8 |
| PARCEL 17 | 9.9 | 8.9 |
| PARCEL 18 | 9.6 | 8.3 |
| TOTAL | 218.1 | 144.1 |

OUTPARCEL 1
±4.8-AC

OUTPARCEL 2
±7.3-AC



LOCATION

| | |
|--------------------|-------------------------------|
| County | Lexington |
| Latitude/Longitude | 34°10'41.2"N and 81°20'15.8"W |

DESCRIPTION

| | |
|-------------------------------------|-----------------------|
| Total Acreage | 220 acres |
| Largest Developable Contiguous Area | 47.9 acres |
| Zoning | Intensive Development |

UTILITIES

| | |
|-------------|----------------------------------|
| Water | City of Columbia |
| Natural Gas | Dominion Energy |
| Wastewater | Town of Chapin |
| Electricity | Dominion Energy |
| Telecom | AT&T Comporium Communications |

TRANSPORTATION AND ACCESS

| | | |
|----------------------------------|-------------------------|------------------|
| Nearest Interstate: | | |
| East/West | I-26 | Eastern Boundary |
| Nearest Interstate: | | |
| North/South | I-77 | 26 miles |
| Nearest Highway | US Hwy 76 | 1 mile |
| Nearest Commercial Airport | Columbia Metro (CAE) | 25 miles |
| Nearest General Aviation Airport | LB Owens | 26 miles |
| Nearest International Airport | Charlotte Douglas (CLT) | 99 miles |
| Nearest Port | Port of Charleston | 125 miles |



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