

Saxe Gotha Industrial Park



I-26/I-77 INDUSTRIAL CORRIDOR

The Saxe Gotha Industrial Park, home to Nephron Pharmaceuticals, Nephron Nitrile, Dominion Energy, Amazon facilities and the future site of Chick-fil-A Supply, is ideal for advanced manufacturing, life sciences and other related industries. Plus, with Boeing ,Volvo Cars' and BMW facilities all approximately 100 miles or less from the site, this Park is a natural fit for automotive and aerospace OEMs and suppliers.

PARK ATTRIBUTES

- » Interstate 26 borders site
- » Interstate 26 and Interstate 77 interchange 4 miles from site
- » CSX Railroad
- » Water and wastewater availability
- » Parcels located in Saxe Gotha Industrial Park – South are located within a Qualified Opportunity Zone

Saxe Gotha Industrial Park



IDEAL INDUSTRY SECTORS



ADVANCED
MANUFACTURING



AEROSPACE



AUTOMOTIVE



DISTRIBUTION/
WAREHOUSING/
LOGISTICS



HEADQUARTERS



LIFE SCIENCES

SAXE GOTHA INDUSTRIAL PARK — NORTH

LOT NO.	TOTAL ACREAGE (±)	DEVELOPABLE ACREAGE (±)
1	85	60
2	AMAZON FULFILLMENT CENTER	
3	CHICK-FIL-A SUPPLY, LLC	
4	NEPHRON PHARMACEUTICALS	
5	DOMINION ENERGY FACILITY	
6	NEPHRON PHARMACEUTICALS	

SAXE GOTHA INDUSTRIAL PARK — SOUTH

PARCEL NO.	TOTAL ACREAGE (±)	DEVELOPABLE ACREAGE (±)
2	15.88	3.52
3	22.02	22.02
4	8.54	8.54
5	8.22	7.40
6	56.70	56.70
7	NEPHRON NITRILE	
9	18.01	18.01
10	INJECT EZ	
11	38.19	30.00
TOTAL		146.19



LOCATION

County	Lexington
Latitude/Longitude	33°54'24.13"N 81°02'51.09"W

DESCRIPTION

Total Acreage	714 acres
Largest Developable Contiguous Area	68 acres
Zoning	Intensive Development

UTILITIES

Water	City of Cayce
Natural Gas	Dominion Energy
Wastewater	City of Cayce
Electricity	Dominion Energy
Telecom	AT&T

TRANSPORTATION AND ACCESS

Nearest Interstate: East/West	I-26	Western Boundary
Nearest Interstate: North/South	I-77	1 mile
Nearest Highway	SC Highway 35	At Site
Nearest Commercial Airport	Columbia Metro (CAE)	9 miles
Nearest General Aviation Airport	LB Owens	9 miles
Nearest International Airport	Charlotte Douglas (CLT)	105 miles
Nearest Port	Port of Charleston	100 miles
Rail	CSX	Western Boundary



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