

# Saxe Gotha Industrial Park



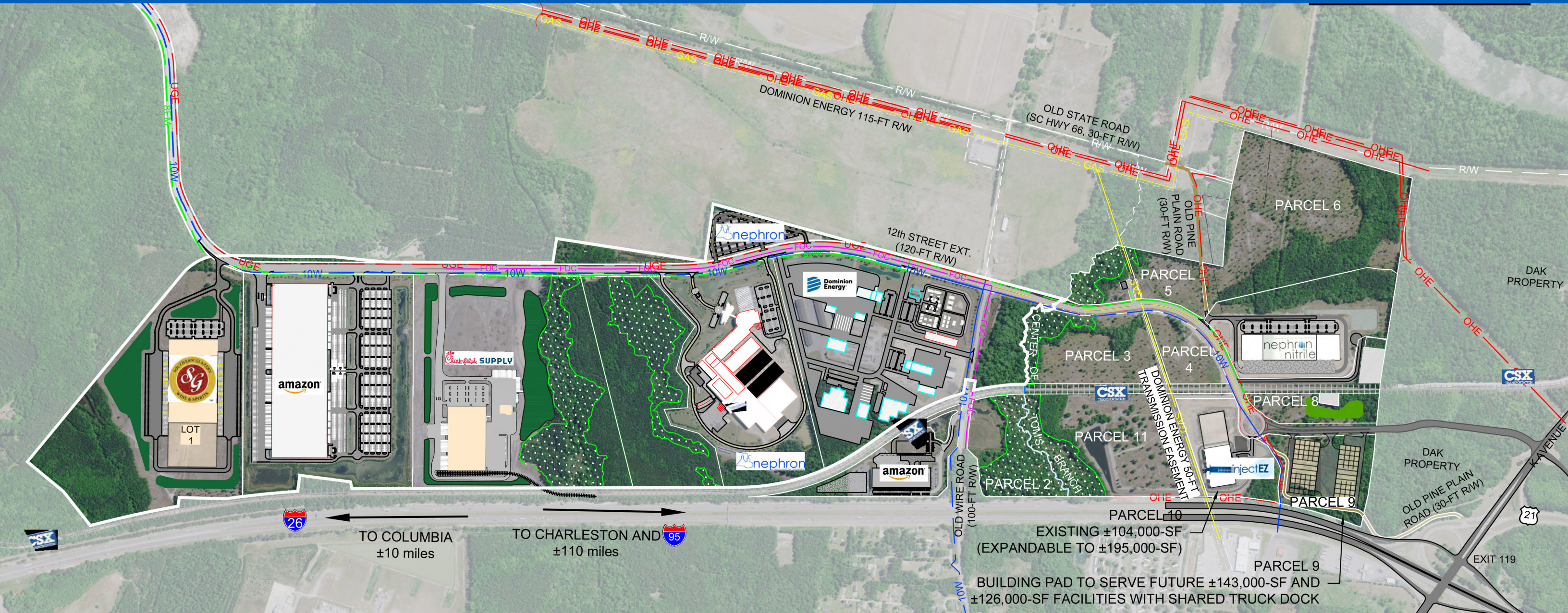
## **I-26/I-77 INDUSTRIAL CORRIDOR**

The Saxe Gotha Industrial Park, home to Nephron Pharmaceuticals, Nephron Nitrile, Dominion Energy, Amazon facilities and the future sites of Chick-fil-A Supply and Southern Glazer's Wine & Spirits, 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



## SAXE GOTHA INDUSTRIAL PARK — NORTH

LOT NO.	TENANT
1	SOUTHERN GLAZER'S WINE & SPIRITS
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 (±)	PARCEL NO.	TOTAL ACREAGE (±)	DEVELOPABLE ACREAGE (±)
2	15.88	3.52	7	NEPHRON NITRILE	
3	22.02	22.02	9	18.01	18.01
4	8.54	8.54	10	INJECT EZ	
5	8.22	7.40	11	38.19	30.00
6	56.70	56.70	<b>TOTAL</b>		<b>146.19</b>

PARCEL 10  
EXISTING ±104,000-SF  
(EXPANDABLE TO ±195,000-SF)

PARCEL 9  
BUILDING PAD TO SERVE FUTURE ±143,000-SF AND  
±126,000-SF FACILITIES WITH SHARED TRUCK DOCK



### 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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