

PALMETTO RESEARCH PARK

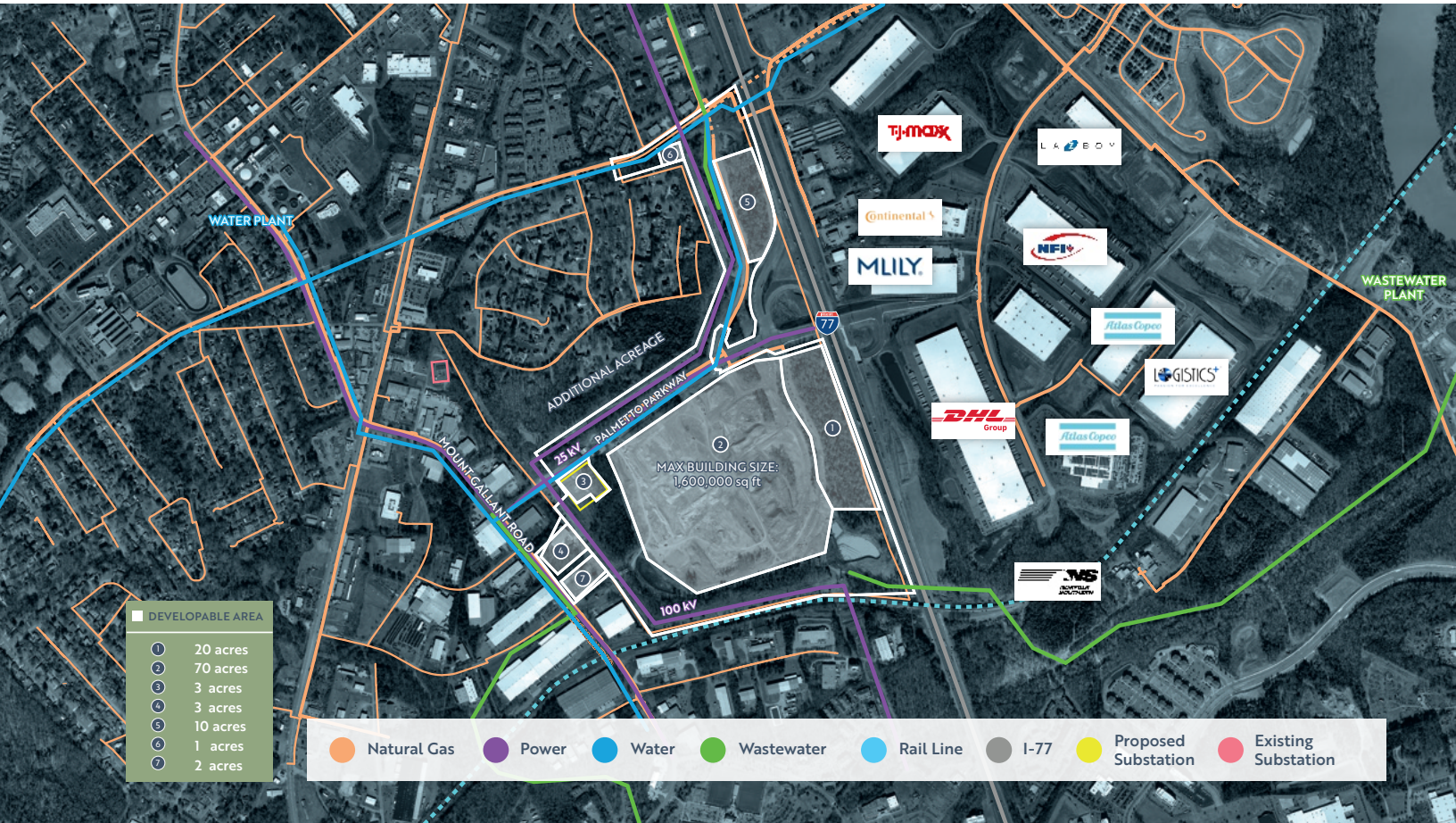
POWERING INNOVATION, INFRASTRUCTURE & PEOPLE



I-77 (Exit 81) at Palmetto, Parkway, Rock Hill, SC 29730
 Coordinates:
 34.953585, -80.984409



This property has earned a Palmetto Site designation, gathering information to be able to answer development questions on: Property ownership and control; Site Characteristics; Utility Status; and Due Diligence Reporting. Site and utility information was gathered in Q4 2023.



DEVELOPABLE AREA	
①	20 acres
②	70 acres
③	3 acres
④	3 acres
⑤	10 acres
⑥	1 acres
⑦	2 acres

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TOTAL ACREAGE	MAX BUILDING SIZE	OWNED/ ENTITLED BY	DISTANCE FROM INTERSTATE	RAIL ACCESS	ZONING
209 acres	1,600,000 sq ft	City of Rock Hill	Adjacent to I-77	Norfolk Southern (NS)	Industrial General (IG)

UTILITY INFORMATION



NATURAL GAS

York Natural Gas 6-inch line at 60 psi located adjacent to the site.



WATER

City of Rock Hill 16-inch water line on-site with 1.5 mgd excess capacity; water treatment system has 16 mgd excess capacity.



WASTEWATER

City of Rock Hill 16-inch wastewater line on-site with 1.4 mgd excess capacity.



TELECOM

Fiber is readily available.

HEAVY POWER



AVAILABLE CAPACITY
100MW



LINES ON-SITE
24.9 kV & 100 kV



SUBSTATION PAD
On site with transmission tap approved



PROVIDER
City of Rock Hill partner





DUE DILIGENCE SUMMARY

PHASE I ENVIRONMENTAL SITE ASSESSMENT	June 20 2019	Phase I ESA completed on 256 acres revealed no evidence of RECs associated with the site.
CULTURAL RESOURCE IDENTIFICATION SURVEY	October 2019	2019 and 2020 surveys identified six archaeological sites, three isolated finds, and three newly recorded aboveground resources (SHPO Site Numbers 3920 through 3922); additionally, the NRHP-eligible Arrowhead Diary (SHPO Site Number 3919) was revisited. However, the archaeological sites, isolated finds, and newly recorded aboveground resources were recommended not eligible for inclusion in the NRHP and no additional work is recommended at this time. Consultation with SHPO will be required to ensure that development will not have an adverse effect on the NRHP-eligible Arrowhead Diary.
BOUNDARY SURVEY	May 3 2024	Boundary Survey can be provided upon request, which captures easements and site conditions.
PROTECTED SPECIES ASSESSMENT	October 18 2024	Report identified six (6) protected species listed for York County, but no species were observed during the field evaluations. Development is expected to have no effect on five (5) of the species and "may affect, but not likely to adversely affect" the northern long-eared bat.
REPORT OF PRELIMINARY GEOTECHNICAL EXPLORATION	October 2024 <i>(Summary Report)</i>	Previous geotechnical explorations conducted between 2019 and 2020, which included over 100 soil borings, resulted in a recommended seismic site classification of C to D. See Geotechnical Summary Report for full details.
WETLANDS DELINEATION	March 22 2024	Wetlands Delineation completed on approximately 209 acres found that the property contains approximately 0.824 total acres of wetland waters.
US ARMY CORP OF ENGINEERS JURISDICTIONAL DETERMINATION LETTER	May 17 2024	A request for an Approved Jurisdictional Determination Letter was submitted to the US Army Corps of Engineers on May 17, 2024.

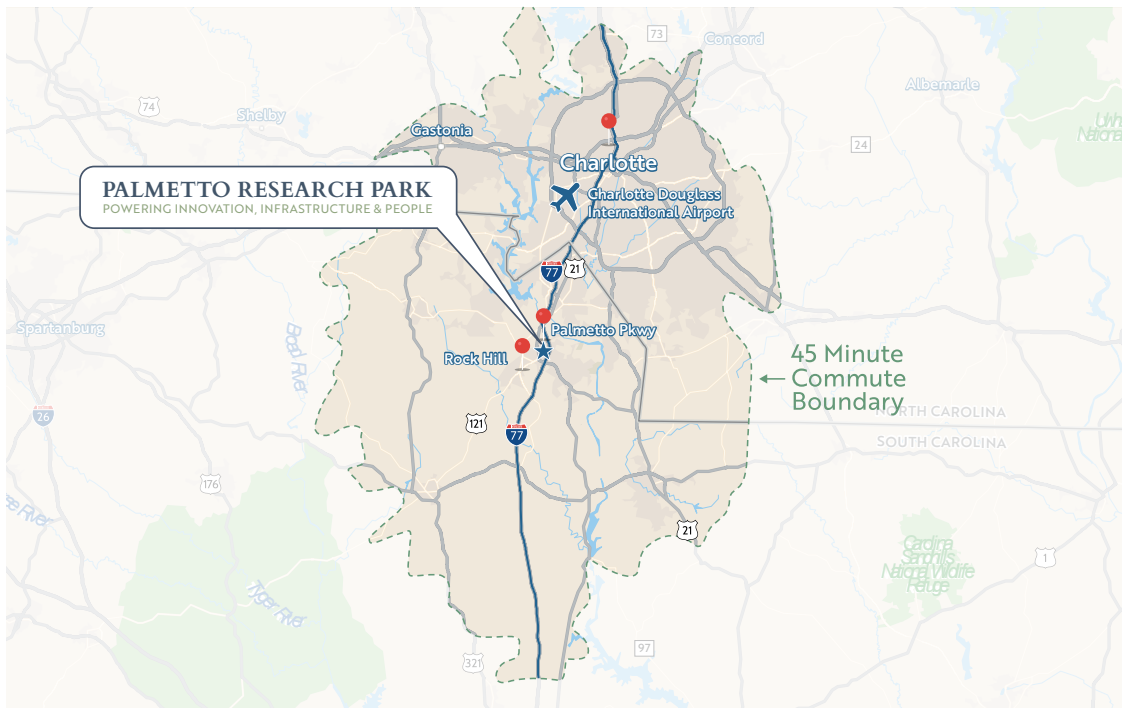
The due diligence summary above is based on a cursory review of the property conditions and research conducted by others. Summary is made with SSG's opinion of what a typical prospect/consultant would like to have completed on the site, and what SSG considers is a commonsense approach to due diligence. The Palmetto Sites Program is not a certification program, and SSG does not assume liability associated with future real estate transactions or development.

YOUR VISION + OUR INFRASTRUCTURE = A Perfect Match for Your Flagship Operation

The City of Rock Hill is reserving one of the Southeast's most competitive industrial sites for a high impact user. With heavy electricity up to 100MW+ readily available, water, wastewater, and rail access on-site, this fully-equipped site is perched on I-77 just 30 miles from Uptown Charlotte convenient for a robust workforce.



CONCEPTUAL RENDERING



LOCAL WORKFORCE



1,423,771

within 45-minute commute



13,547

Engineers employed



95,119

Manufacturing workers employed



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