

# 1840 Ribaut Road Building

33,113 Square Feet | 2864 Square Meters

1840 Ribaut Road | Port Royal, SC 29935



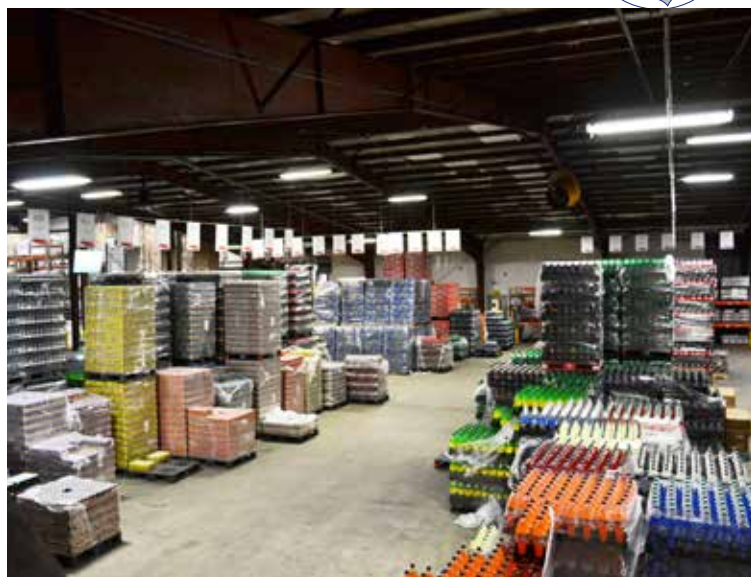
## 33,113-SF Building

- 30 Minutes from I-95
- Light Assembly, Distribution or Manufacturing
- 2.60 Acres Included
- Reliable Utility Service at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA



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## Property Information: Sale Price: \$1,300,000

County: Beaufort

City: Port Royal

Site Size: 2.60 Acres (1.04 ha)

Zoning: Industrial

Total Area: 33,133 SF (2,864 SM)

Office Area: 2450 SF (236 SM)

Primary Production Area: 25,623 SF (2608 SM)

Detached Production Area: 5040 SF (468 SM)

Year Built: 1963,65,68,95

Condition: Average

Building Dimensions: 160' x 120' (49m x 37m)

Columns Spacing: 20' x 60' (6m x 18m)

Ceiling Height Range: 20'-26' (6m x 8m)

Floor Material: Concrete

Wall Material: Metal Panels

Roof Material: Metal

Lighting: Metal Halide

Heating: 100%

Air Condition: Office Only

Dock Doors: 2

Drive-In: 3

Auto Spaces: 60

Former Use: Distribution

## Utilities/Services

Water Service: Beaufort Jasper Water & Sewer Authority  
8 Inch Line On Site  
System Capacity: 14 MGD

Wastewater System: Beaufort Jasper Water & Sewer Authority  
8 Inch Gravity Line In Site  
System Capacity: 4 MGD

Natural Gas Provider: Dominion Energy  
Line On Site

Primary Electricity Provider: Dominion Energy

Telecommunications Provider: Hargray

## Transportation Accessibility

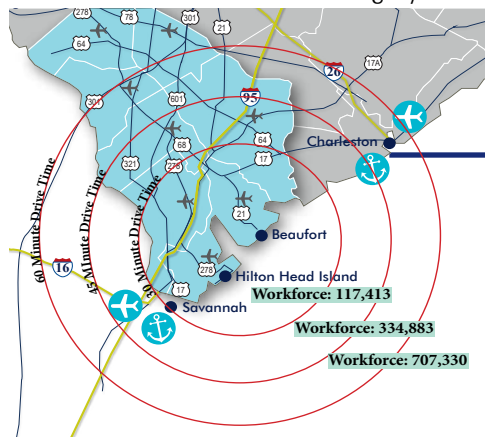
Interstates: I-95: 30 Minutes  
I-26: 78 Minutes  
I-16: 50 Minutes

Access Hwy: Highway 21 (4 Lanes)

Ports: Savannah: 50 Minutes  
Charleston: 90 Minutes

Commercial Airports: Savannah International: 50 Minutes  
Charleston International: 85 Minutes  
Columbia Metropolitan: 132 Minutes

Civil Airports: Beaufort County: 49 Minutes  
Hilton Head Airport: 49 Minutes



## Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	242,943	672,006	1,375,779
<b>Workforce</b>	<b>117,413</b>	<b>334,883</b>	<b>707,330</b>