

27 Buckingham Plantation Building

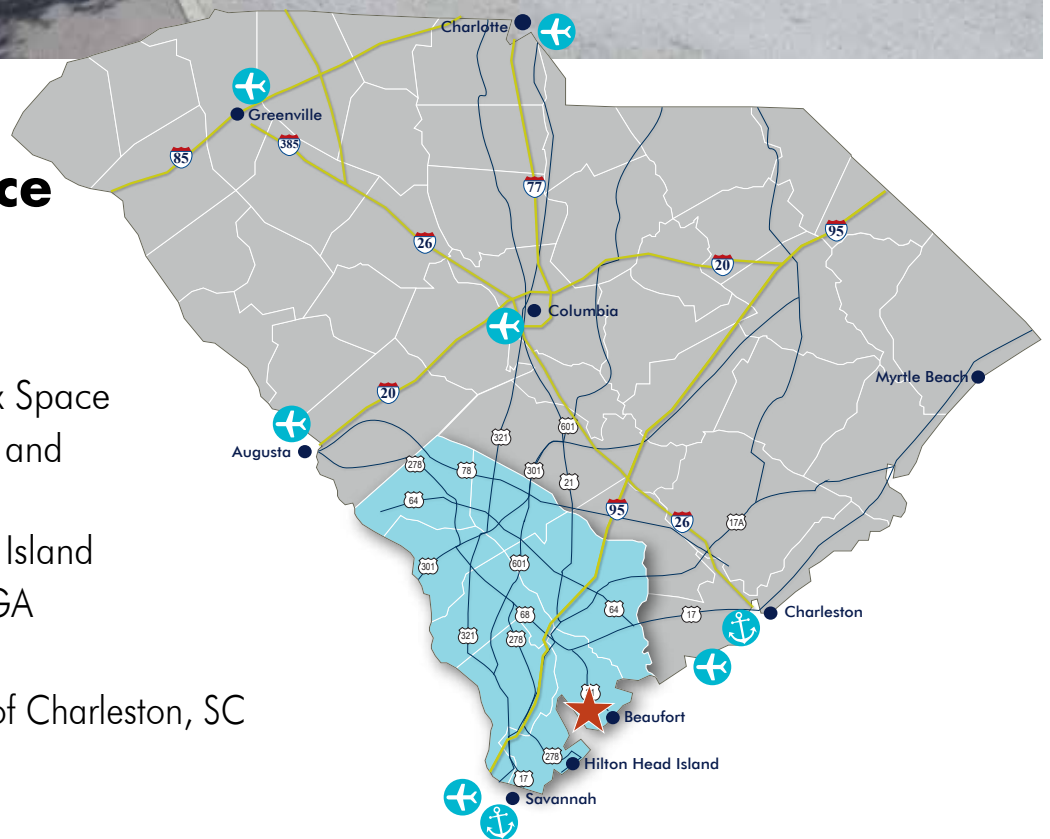
4400 Square Feet | 409 Square Meters

27 Buckingham Plantation | Bluffton, SC 29910



4400-SF Flex Space Building

- For Lease
- Turn Key Modern Office/Flex Space
- Growing Commercial Market and Residential Population
- 10 Minutes from Hilton Head Island
- 20 Minutes from Savannah, GA
- Just off Highway 278
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA



27 Buckingham Plantation Drive

4400 Square Feet | 409 Square Meters
27 Buckingham Plantation Drive, Bluffton SC 29910



Property Information: For Lease: \$16.00 per Square Foot (NNN)

County: Beaufort
City Limits: Outside
Parcel Number: R600 041 000 0180
Total Area: 4400 SF (409 SM)
Site Size: .64 Acres (.025 ha)
Zoning: Regional Center Mixed Use
Year Built: 1998
Condition: Good
General Dimensions: 40' x 240'

Clear Height: 8' (2.4m) Under Beam at Eaves
Floor Material: Concrete
Wall Material: Metal Panels/Dry Wall
Roof Material: Metal
Lighting: Fluorescent
Heated Area: 100%
Air Conditioned Area 100%
Former Use: Office

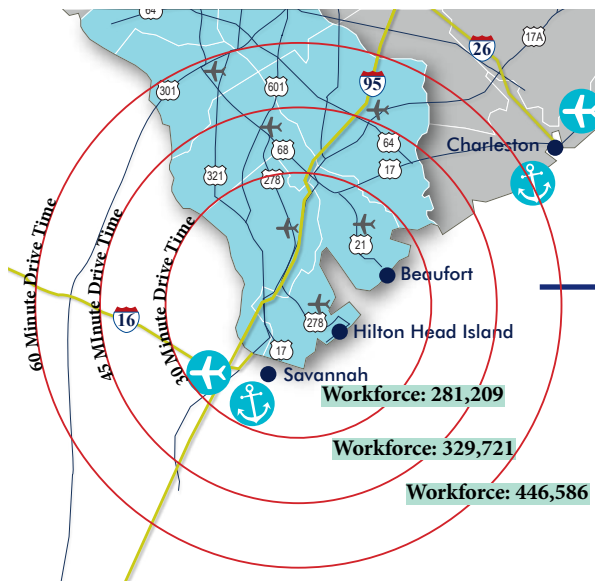
Additional Features include:
24 Hour Access Security System
Convertible Conference Room
Mix of Closed and Open Offices
Direct Fiber-Loop Internet
Available Furnished

Utilities/Services

Water Service: Beaufort Jasper Water & Sewer Authority
Wastewater System: Beaufort Jasper Water & Sewer Authority
Natural Gas Provider: Dominion Energy
Primary Electricity Provider: Dominion Energy
Telecommunications Provider: Hargray

Transportation Accessibility

Interstates: I-95: 22 Minutes
I-26: 98 Minutes
I-16: 42 Minutes
Access Hwy: Highway 278 (4 Lanes)
Ports: Savannah: 52 Minutes
Charleston: 116 Minutes
Commercial Airports: Savannah International: 42 Minutes
Charleston International: 111 Minutes
Columbia Metropolitan: 156 Minutes
Civil Airports: Beaufort County: 13 Minutes
Hilton Head Airport: 13 Minutes



Workforce Profile

Drive Time:	30 Minutes	45 Minutes	60 Minutes
Population	559,058	659,083	899,683
Workforce	281,209	329,721	446,586