

# NEW INDUSTRIAL PARK

## Beaufort Commerce Center

US Highway 21 and SC Highway 116  
Beaufort, SC 29906

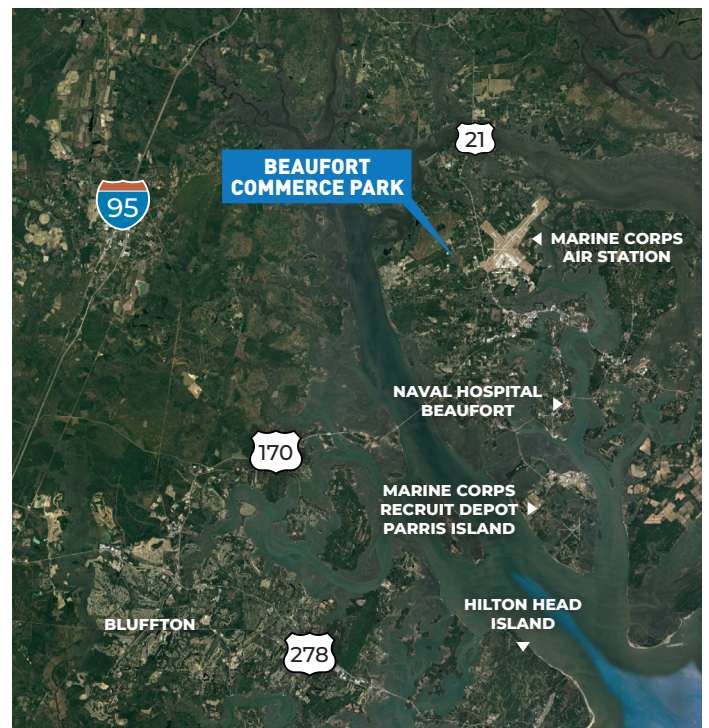


### 199-acre industrial development just 2 miles from the Marine Corps Air Station in Beaufort, SC

- ▶ Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95
- ▶ 40 minutes from the Port of Savannah and 65 minutes from the Port of Charleston.
- ▶ Close to the aerospace hubs of Charleston, SC and Savannah, GA
- ▶ Reliable utility service at competitive rates

#### DUE DILIGENCE COMPLETED:

- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase 1 Environmental Protection Agency Site Assessment
- Topographical Survey
- Wetlands Delineation





| PARCEL                                   | TOTAL ACRES          | DEVELOPABLE ACRES    | BUILDING SIZE       |
|------------------------------------------|----------------------|----------------------|---------------------|
| 1                                        | ± 7.6 ACRES          | ± 4.8 ACRES          | ± 50,000 SF         |
| 2                                        | ± 6.4 ACRES          | ± 30,000 SF          | ± 30,000 SF         |
| 3                                        | ± 8.7 ACRES          | ± 7.4 ACRES          | ± 30,000 SF         |
| 4                                        | ± 8.8 ACRES          | ± 4.6 ACRES          | ± 30,000 SF         |
| 5                                        | ± 8.7 ACRES          | ± 8.5 ACRES          | ± 50,000 SF         |
| 6                                        | ± 9.4 ACRES          | ± 9.4 ACRES          | ± 90,000 SF         |
| 7                                        | ± 9.5 ACRES          | ± 9.3 ACRES          | ± 90,000 SF         |
| 8                                        | ± 9.3 ACRES          | ± 4.6 ACRES          | -                   |
| 9                                        | ± 9.2 ACRES          | ± 8.7 ACRES          | ± 105,000 SF        |
| 10                                       | ± 9.4 ACRES          | ± 7.4 ACRES          | ± 50,000 SF         |
| 11                                       | ± 8.2 ACRES          | ± 8.2 ACRES          | -                   |
| 12                                       | ± 4.7 ACRES          | ± 4.5 ACRES          | -                   |
| 13                                       | ± 13.6 ACRES         | ± 11.6 ACRES         | ± 100,000 SF        |
| 14                                       | ± 9.3 ACRES          | ± 9.3 ACRES          | -                   |
| 15                                       | ± 3.0 ACRES          | ± 3.0 ACRES          | -                   |
| 16                                       | ± 8.2 ACRES          | ± 8.2 ACRES          | -                   |
| 17                                       | ± 9.4 ACRES          | ± 9.4 ACRES          | ± 90,000 SF         |
| 18                                       | ± 8.1 ACRES          | ± 8.1 ACRES          | ± 50,000 SF         |
| 19                                       | ± 3.6 ACRES          | ± 3.5 ACRES          | -                   |
| 20                                       | ± 12.3 ACRES         | ± 11.5 ACRES         | ± 60,000 SF         |
| 21                                       | ± 9.6 ACRES          | ± 6.7 ACRES          | ± 37,500 SF         |
| UN-DEVELOPABLE AREA (EXCEPTING WETLANDS) | ± 31.7 ACRES         | -                    | -                   |
| <b>TOTAL</b>                             | <b>± 208.7 ACRES</b> | <b>± 153.9 ACRES</b> | <b>± 862,500 SF</b> |

**REFERENCE:**  
 1. REFERENCE IS MADE TO JURISDICTIONAL WETLANDS DELINEATION REPORT AND SURVEY PROVIDED BY BEAUFORT SURVEYING, INC. DATED FEBRUARY 15, 1996.  
 2. REFERENCE IS MADE TO 20-FOOT YARD BUFFER, 50-FOOT REAR YARD BUFFER AND 50-FOOT WETLANDS BUFFER

**NOTE:** OPEN SPACE TO BE UTILIZED TO MEET BUFFER, LANDSCAPE, AND/OR STORMWATER REQUIREMENTS PER ORDINANCES OF STATE AND LOCAL AGENCIES AT THE TIME OF DEVELOPMENT.

Scale: 1" = 300'  
 Project No: 18114-0007 (IN FEET)  
 May 16, 2018

**Master Development Plan**  
 for the ± 209-Acre Beaufort Commerce Park  
 in Beaufort County, South Carolina



Prepared by Alliance Consulting Engineers, Inc.



### COMPANIES NEARBY

US Marine Corp  
 Lockheed Martin  
 Gulfstream  
 Geismar  
 Flint Group  
 Geismar  
 Harris Pillow  
 GlassWRX  
 Greenline Industries, Inc.

### UTILITIES ON SITE:

- 10", 12" & 16" water lines
- 8" sewer line (gravity)
- 2" & 4" natural gas
- Hi-Speed Fiber

### WITHIN 45 MINUTES:

- Population: 208,902
- Workforce: 99,410
- 2,100 exiting military / year
- Median Age: 42

SCHORK ROAD

PARKER DRIVE



### DEMOGRAPHIC SNAPSHOT

| DRIVE TIME | POPULATION | WORKFORCE |
|------------|------------|-----------|
| 30 minutes | 86,495     | 41,937    |
| 45 minutes | 208,902    | 99,410    |
| 60 minutes | 524,706    | 260,313   |

### DRIVE TIMES FROM SITE

|                           |            |
|---------------------------|------------|
| Interstate-95:            | 20 minutes |
| Port of Savannah:         | 40 minutes |
| Port of Charleston:       | 65 minutes |
| Savannah Int'l Airport:   | 40 minutes |
| Charleston Int'l Airport: | 65 minutes |
| Hilton Head Airport:      | 35 minutes |

BEAUFORT COUNTY, SOUTH CAROLINA

# Good for your **business**. Good for your **soul**.



**CHARLIE STONE**  
Sr. Project Manager

[cstone@beaufortscedc.org](mailto:cstone@beaufortscedc.org)

(843) 226-5829

[/company/BeaufortSCEDC](https://www.linkedin.com/company/BeaufortSCEDC)

[/BeaufortSCEDC](https://www.facebook.com/BeaufortSCEDC)

