

FOR SALE OR LEASE
64,000 SF Industrial Spec Building

BEAUFORT COMMERCE PARK
74 Schein Loop
Beaufort, SC 29906



BUILDING

| | |
|----------------------|--------------------------------|
| Building Size | 64,000 SF |
| Building Dimensions: | 160'x400' |
| Construction: | Tilt concrete panel |
| Clear Height: | 28' clear height |
| Typical Bay Spacing: | 50' x 50' |
| Car Parking: | Per code or variance as needed |

TRUCK COURT

| | |
|---------------------|--|
| Truck Loading Dock: | 130' Deep Asphalt Truck Court |
| Truck Dolly Pad: | 8" Concrete Dolly Pads at Dock Positions |
| Truck Doors: | 4 each (9' x 10') Dock High Doors <i>(knock out panels for additional doors)</i> 1 each (12' x 14') Drive-in Door |

EQUIPMENT

6'x6' 30,000 lb. Capacity Mechanical Dock Levelers at all Truck Doors

FLOORS

6" Non-Reinforced Sealed Concrete Capable of Supporting Rack Loading up to 6,000 lb. Point Loading on 3" x 4" Base Plate, Sealed with Penetrating Hardener, Polyurea Joint Filler

WALLS

Tilt-up concrete Structural Wall Panels

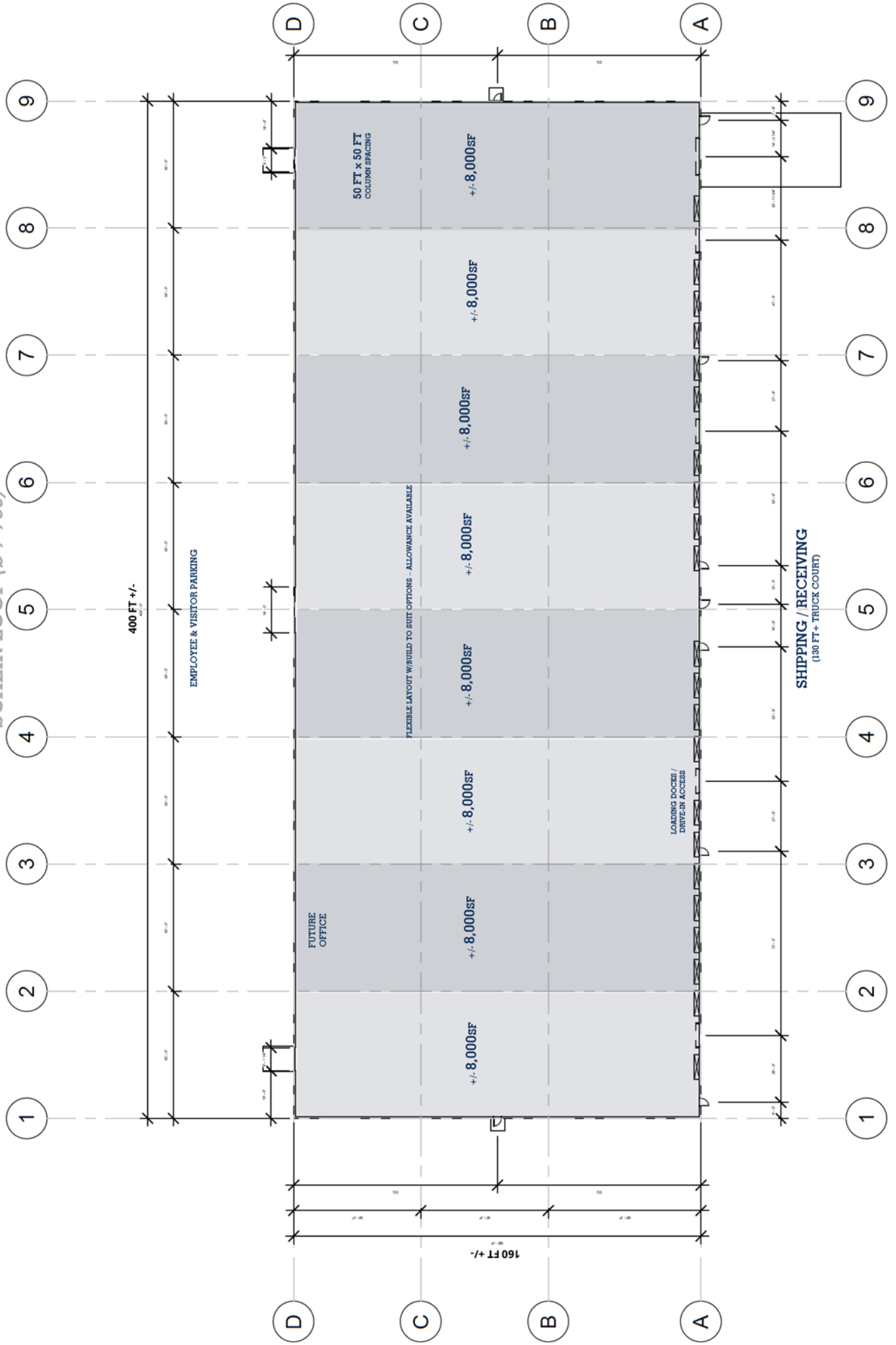
ROOF

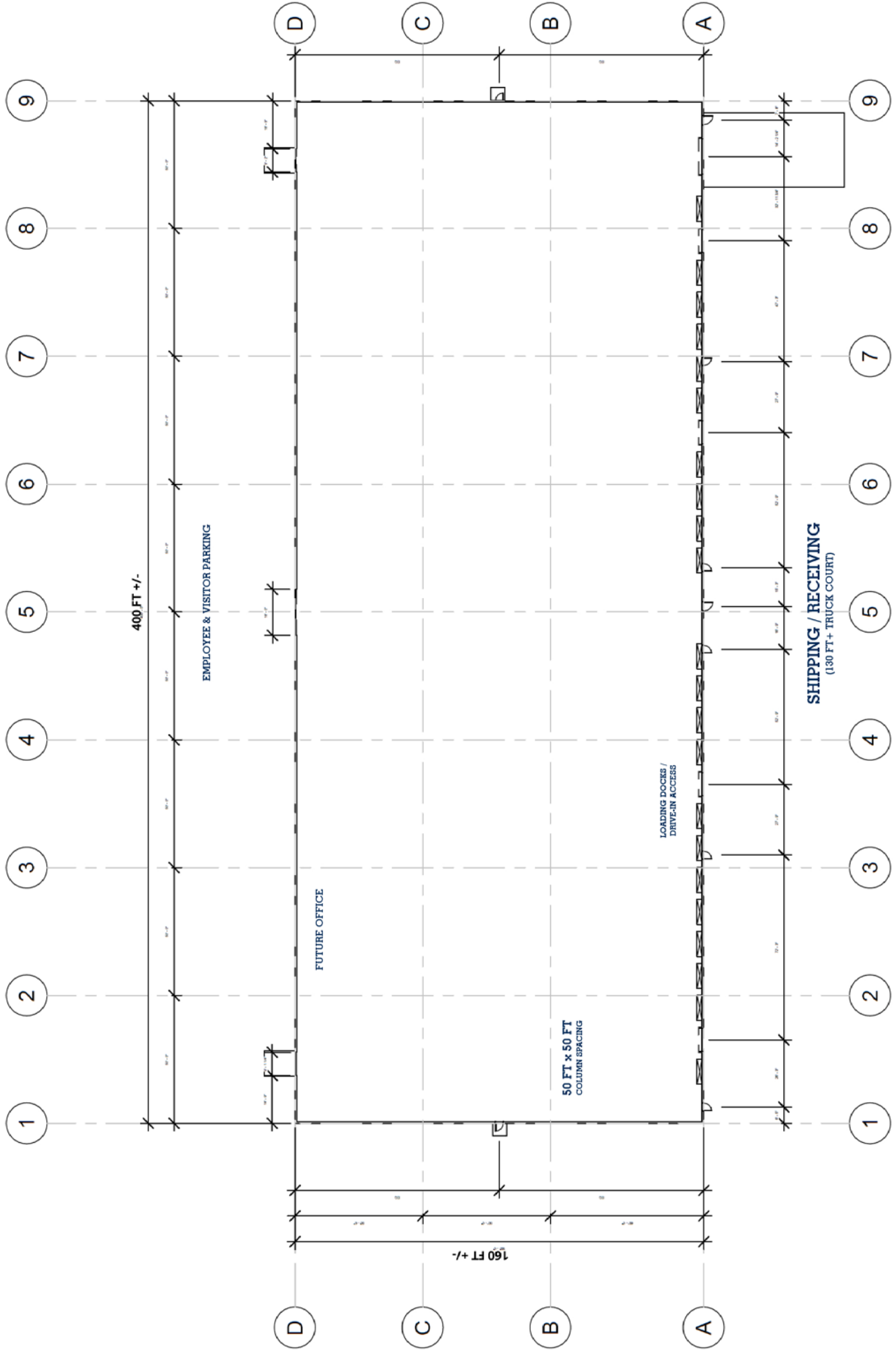
45 mil mechanically fastened TPO roof, Gutter with Downspouts on Truck Court Side of Building

ELECTRICAL / LIGHTING / HEATING

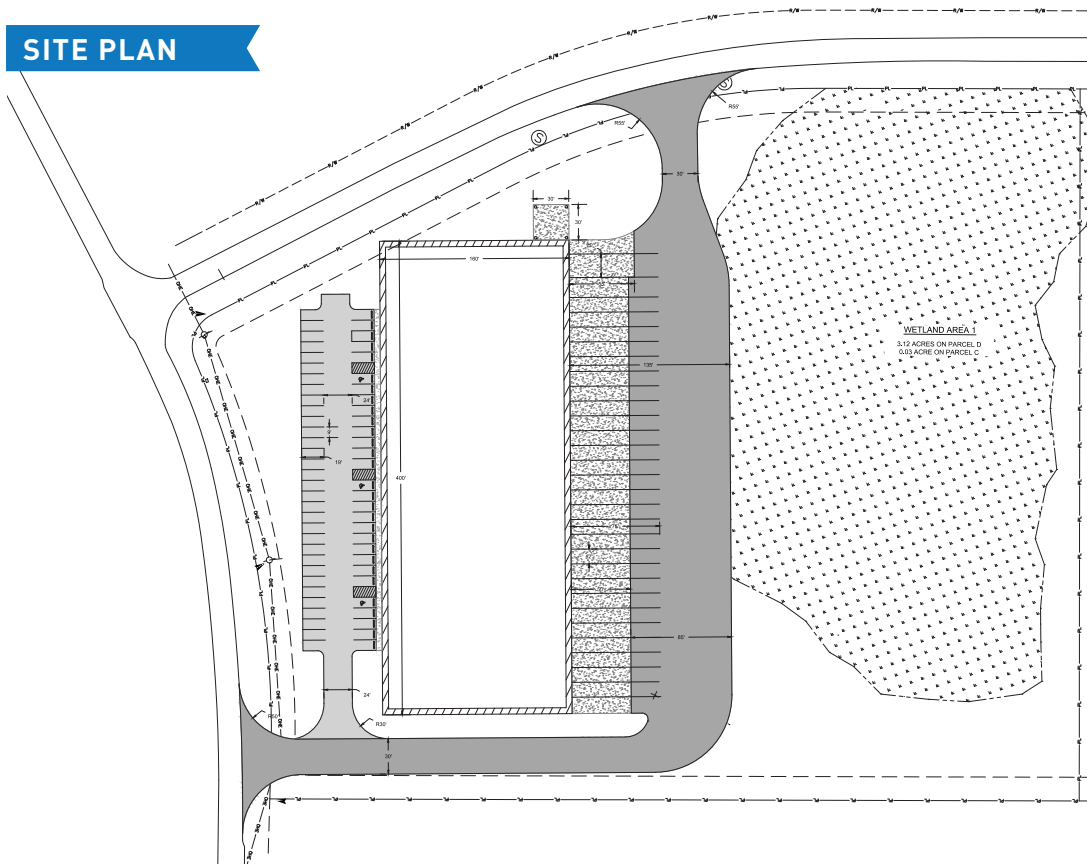
| | |
|-------------|--|
| Electrical: | 1,000 Amp Main Service, 480/277v 3-Phase |
| Lighting: | LED High Bay Light Fixtures |

SCHEIN LOOP (S-7-786)





SITE PLAN



JOIN COMPANIES LIKE:



FlintGroup



GLASSWRX



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**.



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