

## NEW INDUSTRIAL PARK

# Beaufort Commerce Park

US Highway 21 and SC Highway 116  
Beaufort, SC 29906

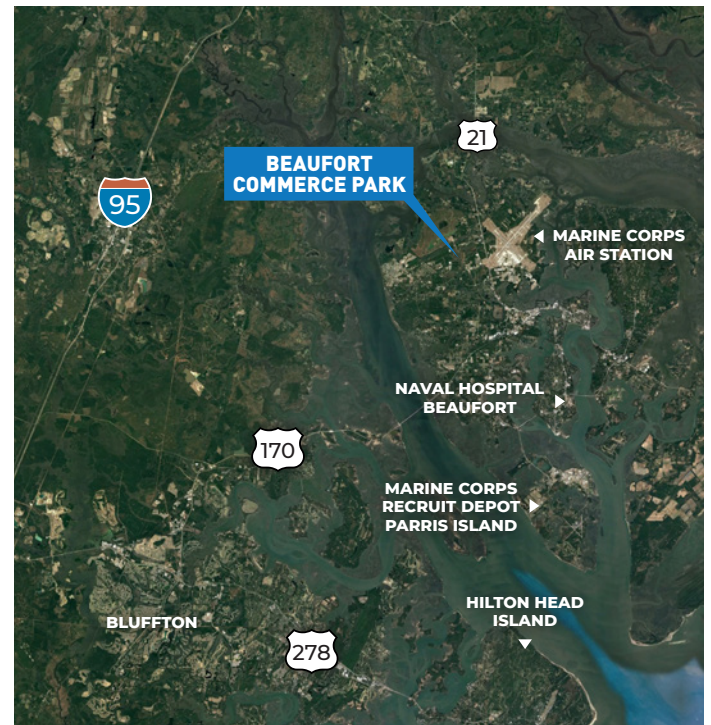


## 199-acre industrial development just 2 miles from the Marine Corps Air Station in Beaufort, SC

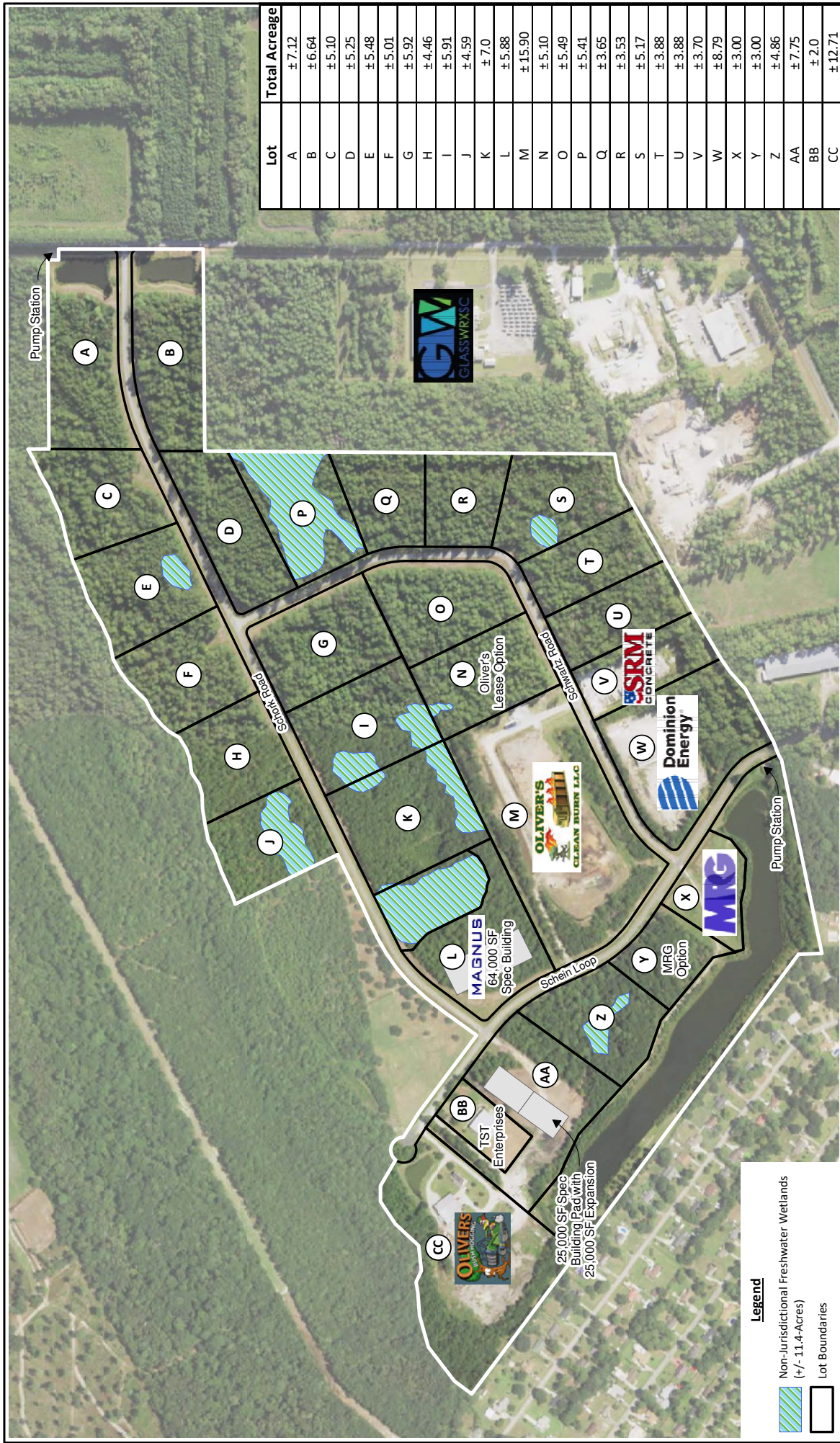
- ▶ Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95
- ▶ 40 minutes from the Port of Savannah and 65 minutes from the Port of Charleston.
- ▶ Close to the aerospace hubs of Charleston, SC and Savannah, GA
- ▶ Reliable utility service at competitive rates

### 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







| Lot | Total Acreage |
|-----|---------------|
| A   | ± 7.12        |
| B   | ± 6.64        |
| C   | ± 5.10        |
| D   | ± 5.25        |
| E   | ± 5.48        |
| F   | ± 5.01        |
| G   | ± 5.92        |
| H   | ± 4.46        |
| I   | ± 5.91        |
| J   | ± 4.59        |
| K   | ± 7.0         |
| L   | ± 5.88        |
| M   | ± 15.90       |
| N   | ± 5.10        |
| O   | ± 5.49        |
| P   | ± 5.41        |
| Q   | ± 3.65        |
| R   | ± 3.53        |
| S   | ± 5.17        |
| T   | ± 3.88        |
| U   | ± 3.88        |
| V   | ± 3.70        |
| W   | ± 8.79        |
| X   | ± 3.00        |
| Y   | ± 3.00        |
| Z   | ± 4.86        |
| AA  | ± 7.75        |
| BB  | ± 2.0         |
| CC  | ± 12.71       |

MASTER CONCEPTUAL PLAN  
FOR THE BEAUFORT COMMERCE PARK  
BEAUFORT, SOUTH CAROLINA

0 200 400 800  
Feet  
OCTOBER 20, 2021





### 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**.

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