

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

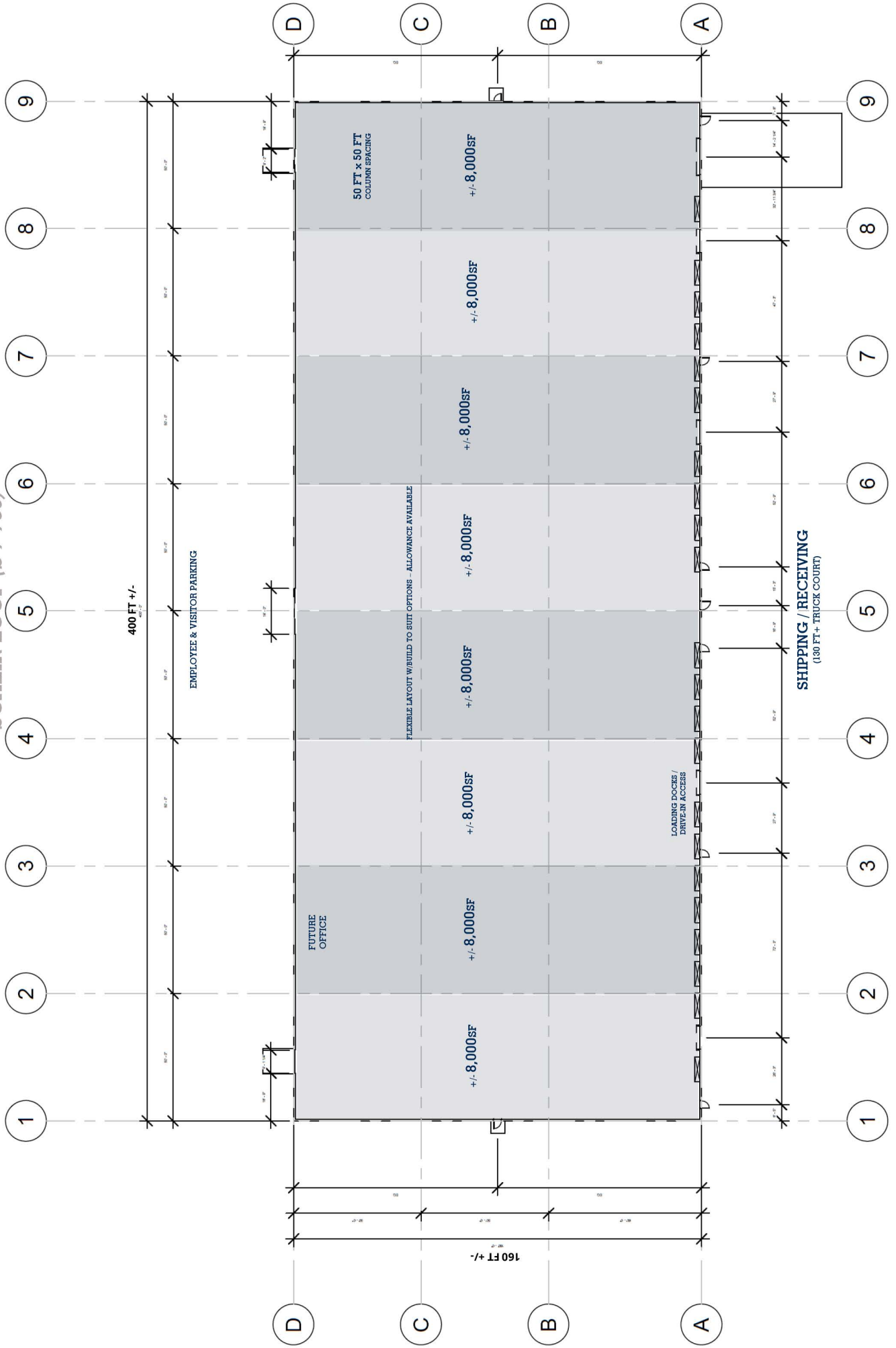
ROOF

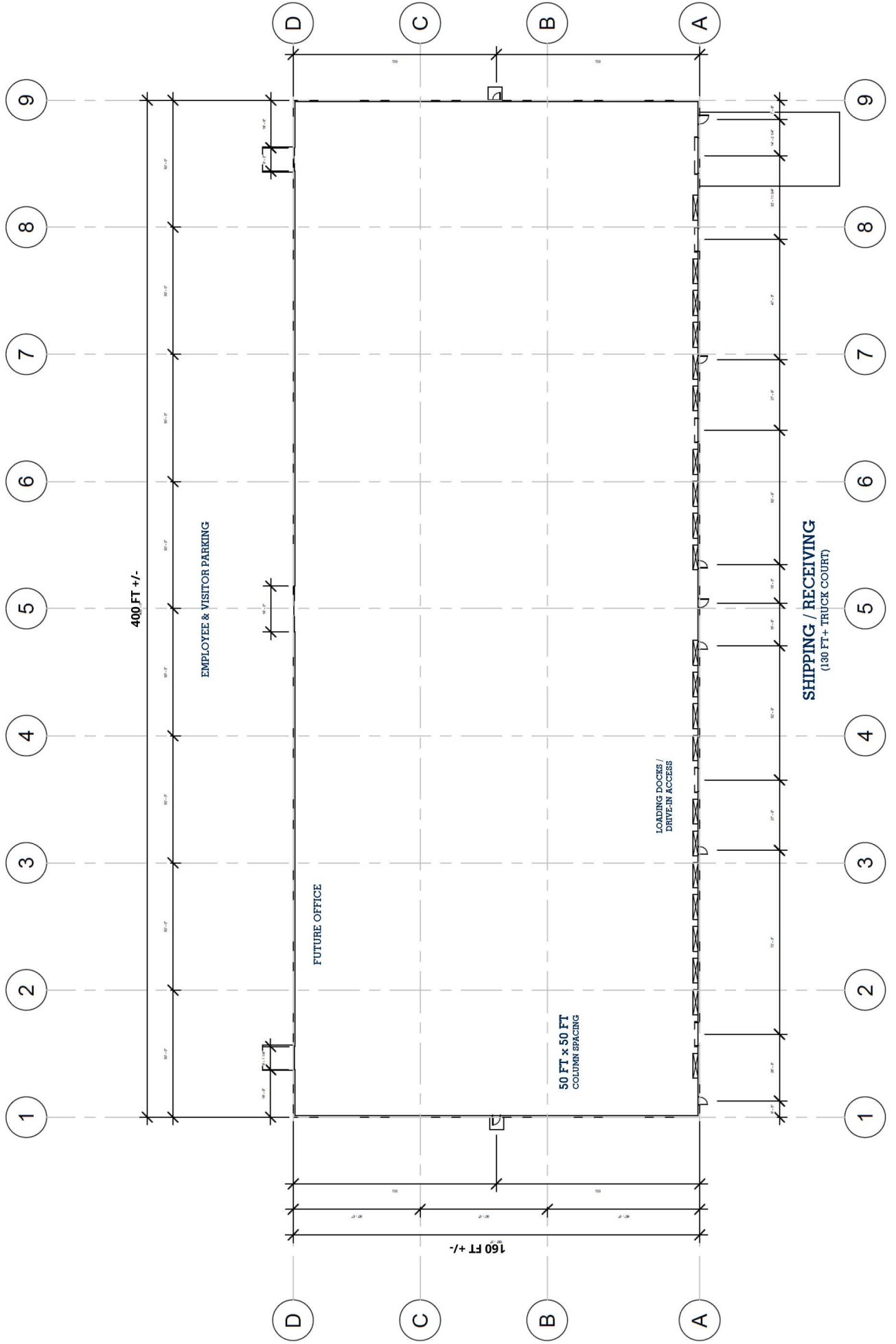
45 mil mechanically fastened TPO roof, Gutter with Downspouts on Truck Court Side of Building

ELECTRICAL / LIGHTING / HEATING

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

SCHEIN LOOP (S-7-786)







JOIN COMPANIES LIKE:



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



CHARLIE STONE
Sr. Project Manager

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your business. Good for your soul.

cstone@beaufortscedc.org

(843) 226-5829

/company/BeaufortSCEDC

/BeaufortSCEDC

