

BEAUFORT COMMERCE CENTER - LOT AA

7.75 Acre Industrial Building Pad

US Highway 21 and SC Highway 116
Beaufort, SC 29906

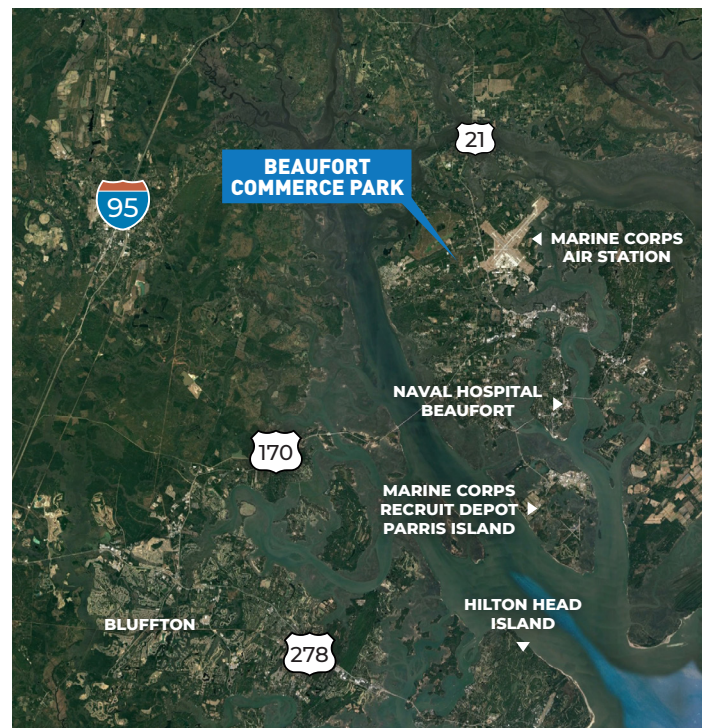


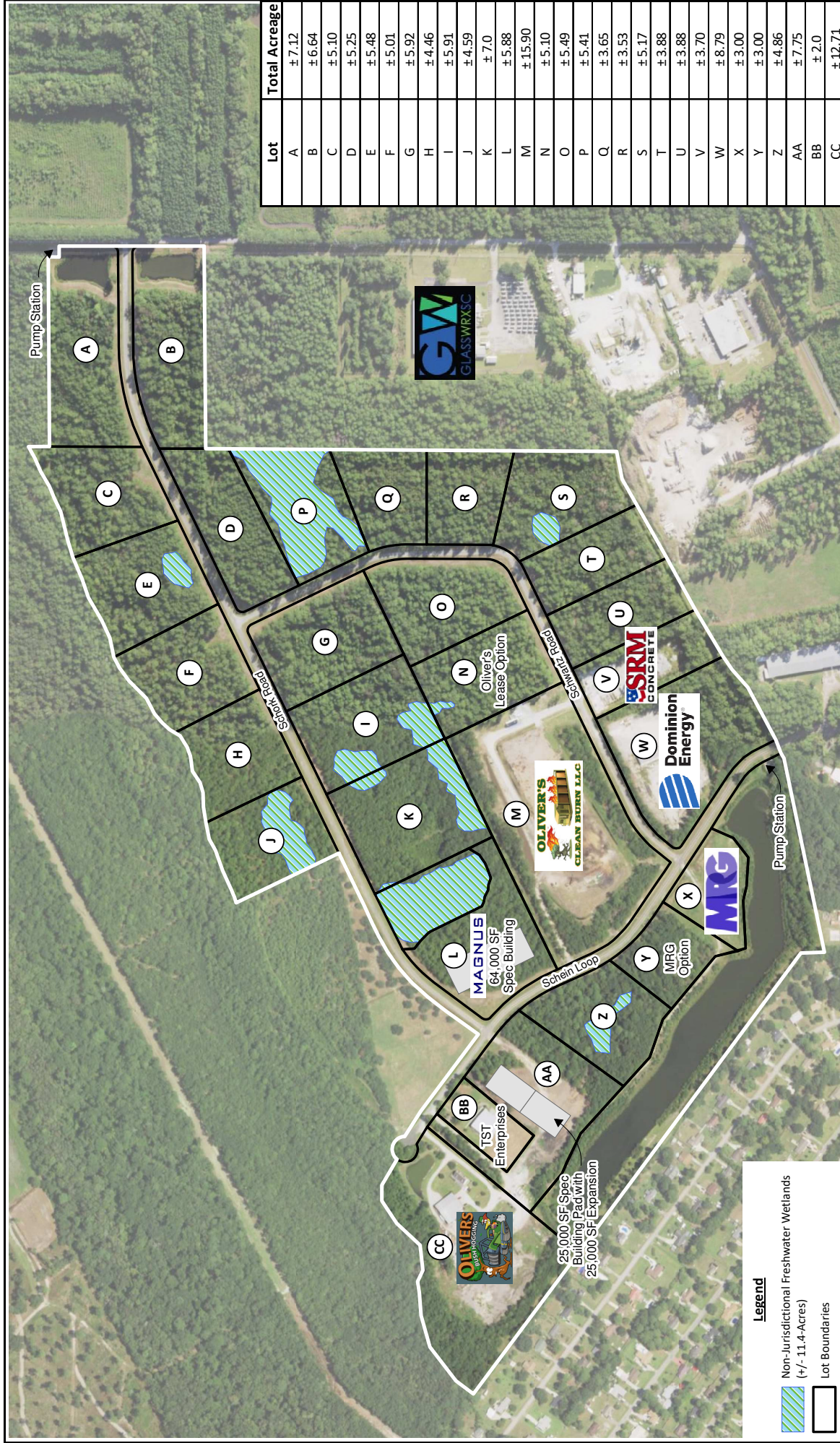
25,000 SF building pad on 7.75 acres in the Beaufort Commerce Park, a 199-acre industrial development just 2 miles from the Marine Corps Air Station in Beaufort, SC

- ▶ 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
- ▶ Priced at \$40,000/acre, negotiable based upon job creation and investment

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



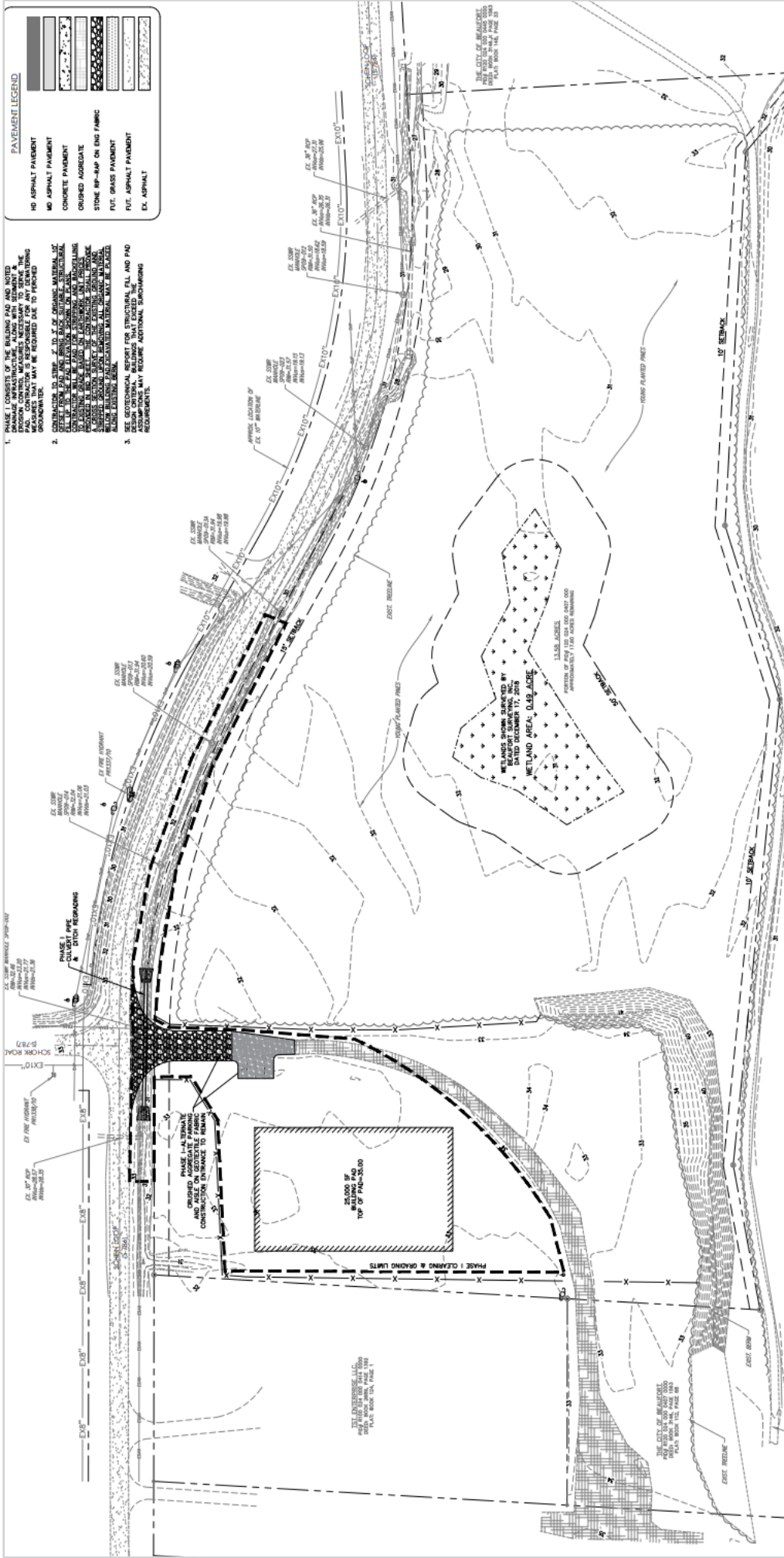


Lot	Total Acreage
A	± 7.12
B	± 6.64
C	± 5.10
D	± 5.25
E	± 5.48
F	± 5.01
G	± 5.92
H	± 4.46
I	± 5.91
J	± 4.59
K	± 7.0
L	± 5.88
M	± 15.90
N	± 5.10
O	± 5.49
P	± 5.41
Q	± 3.65
R	± 3.53
S	± 5.17
T	± 3.88
U	± 3.88
V	± 3.70
W	± 8.79
X	± 3.00
Y	± 3.00
Z	± 4.86
AA	± 7.75
BB	± 2.0
CC	± 12.71

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



Prepared By: GEL Engineering, LLC





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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