

FOR LEASE

19,000 SF Industrial Facility

1555 Salem Road
Beaufort, SC 29902

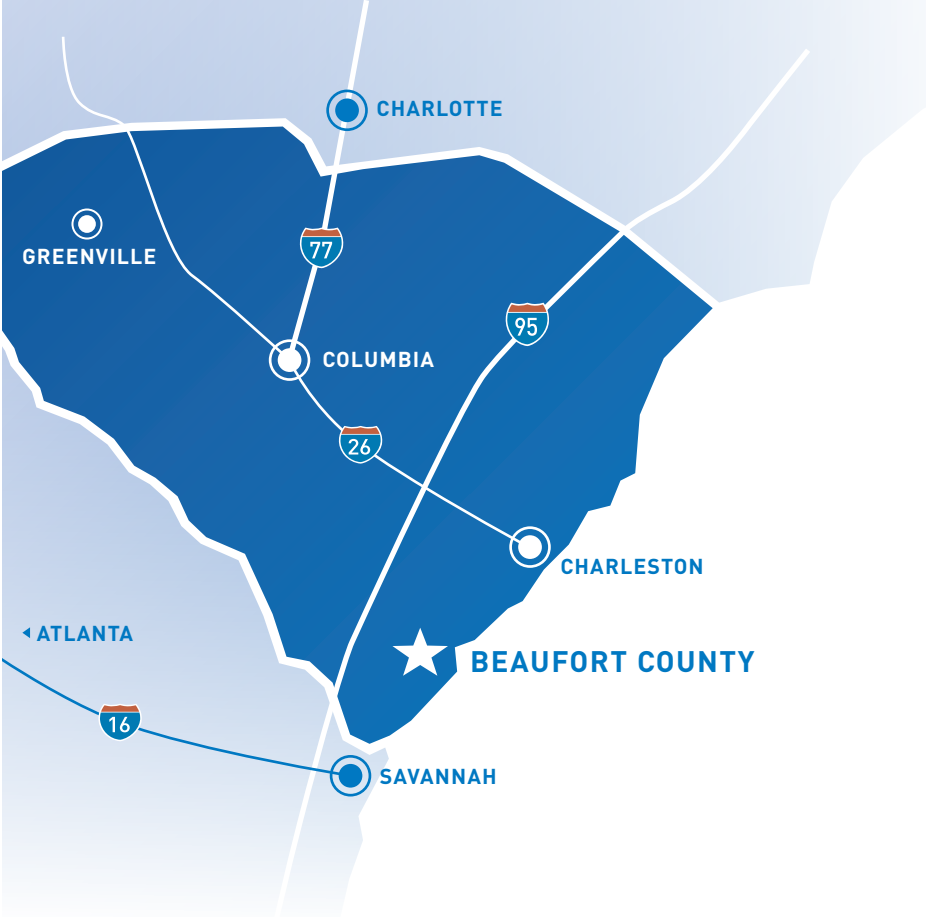
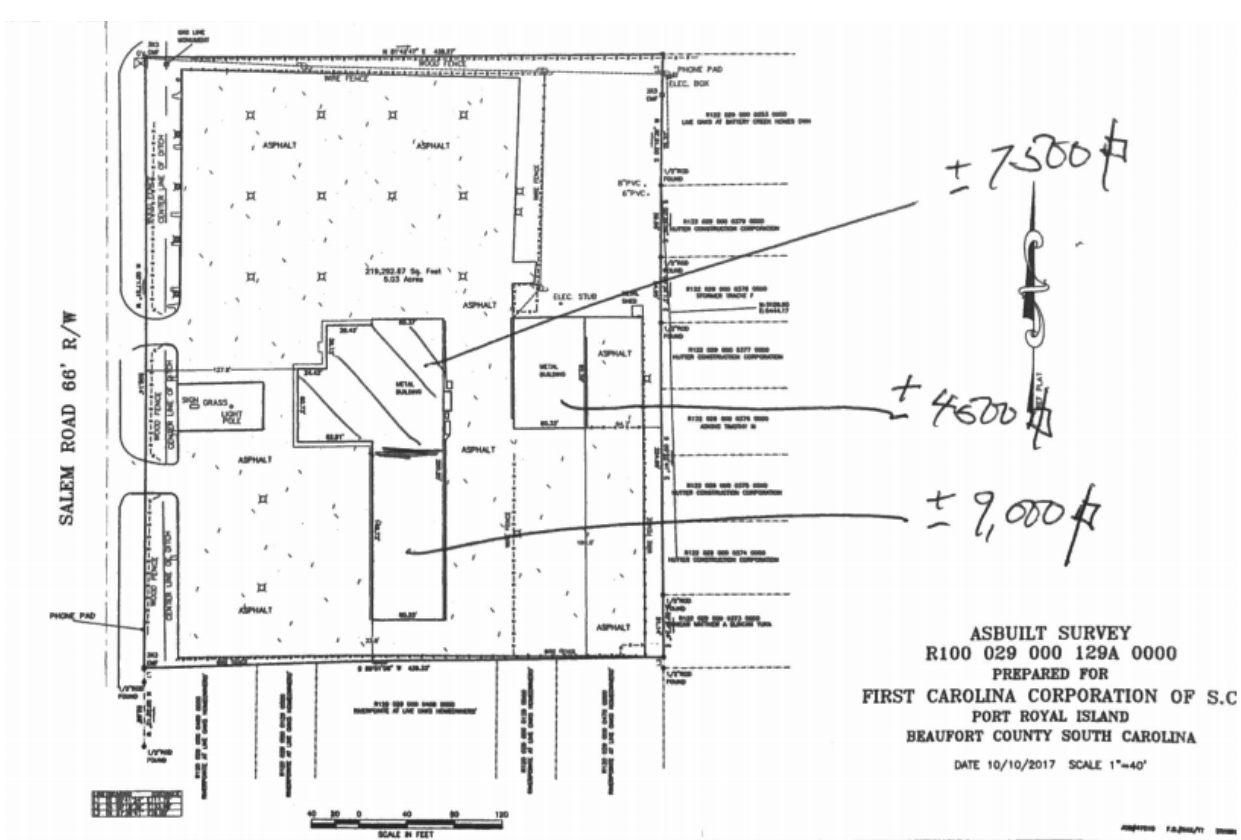


- ▶ Existing 19,000 square foot industrial facility located within 10 minutes of the Marine Corps Air Station and the downtown Beaufort Waterfront.
- ▶ Property sits just off of U.S. Hwy 21 between the Port of Charleston and the Port of Savannah, making it a perfect location for warehousing and distribution.
- ▶ Lease terms are negotiable. Owner offers flexibility and is willing to sublease portions of the facility.

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 2,100 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.



SITE PLAN



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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