

BEAUFORT COMMERCE CENTER - LOT AA

7.75 Acre Industrial Building Pad

US Highway 21 and SC Highway 116
Beaufort, SC 29906



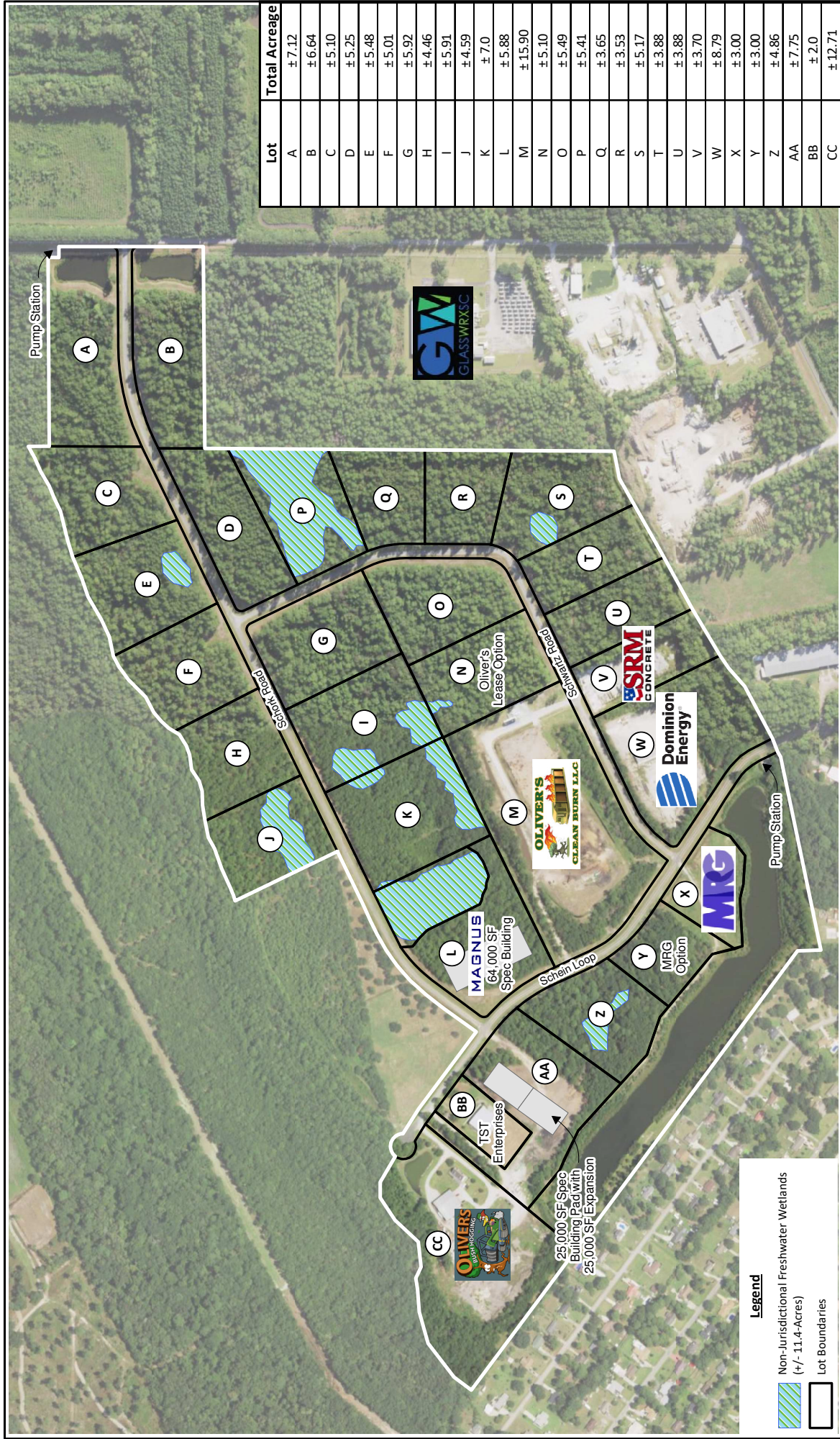
25,000 SF building pad on 7.75 acres in the Beaufort Commerce Park, a 199-acre industrial development just 2 miles from the Marine Corps Air Station in Beaufort, SC

- ▶ 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



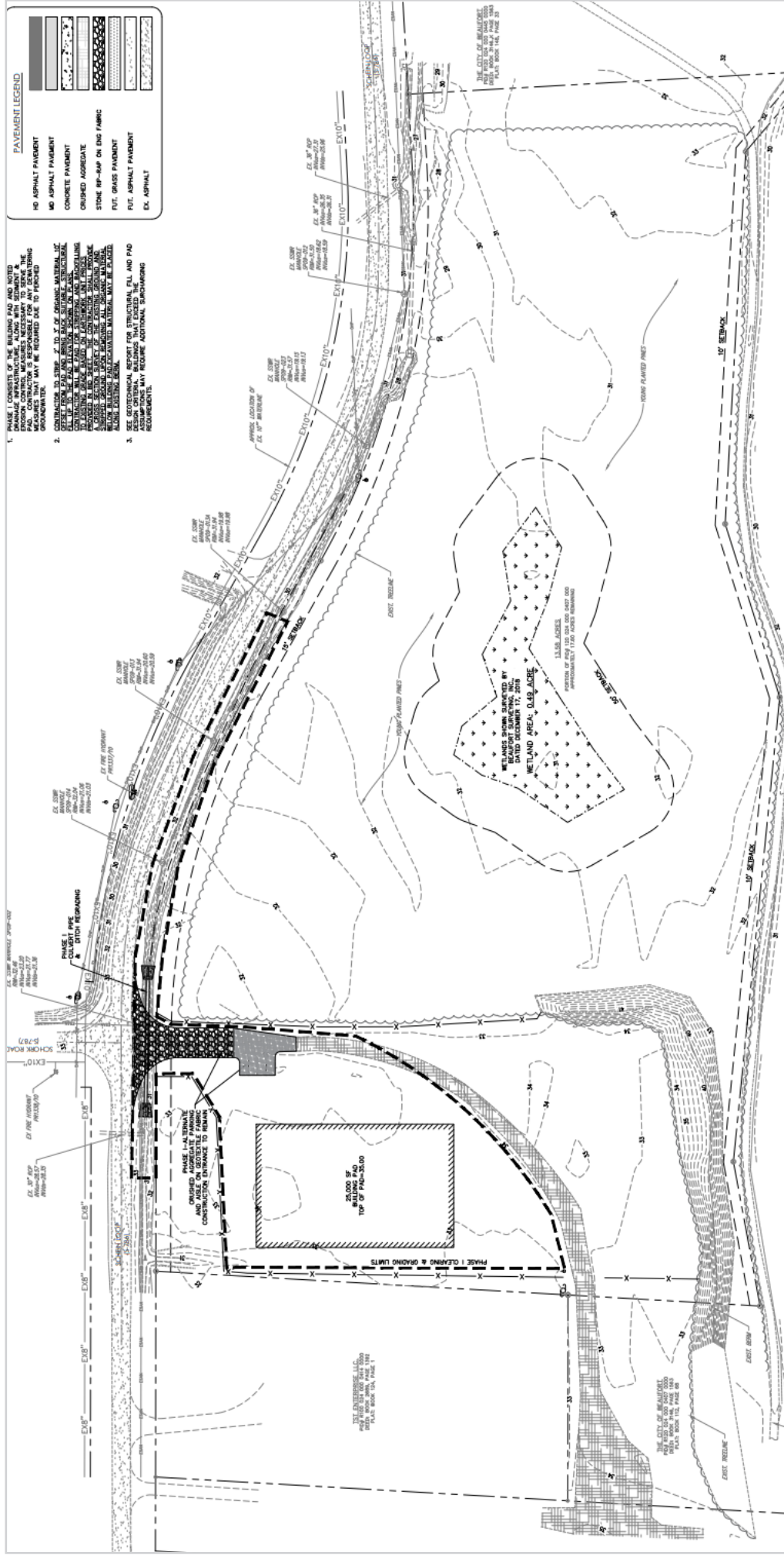


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OCTOBER 20, 2021

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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