

FOR SALE

302 Parker Drive
Beaufort, SC 29906

83,960 SF Manufacturing Facility

RECENTLY RENOVATED HEAVY POWER
MANUFACTURING FACILITY



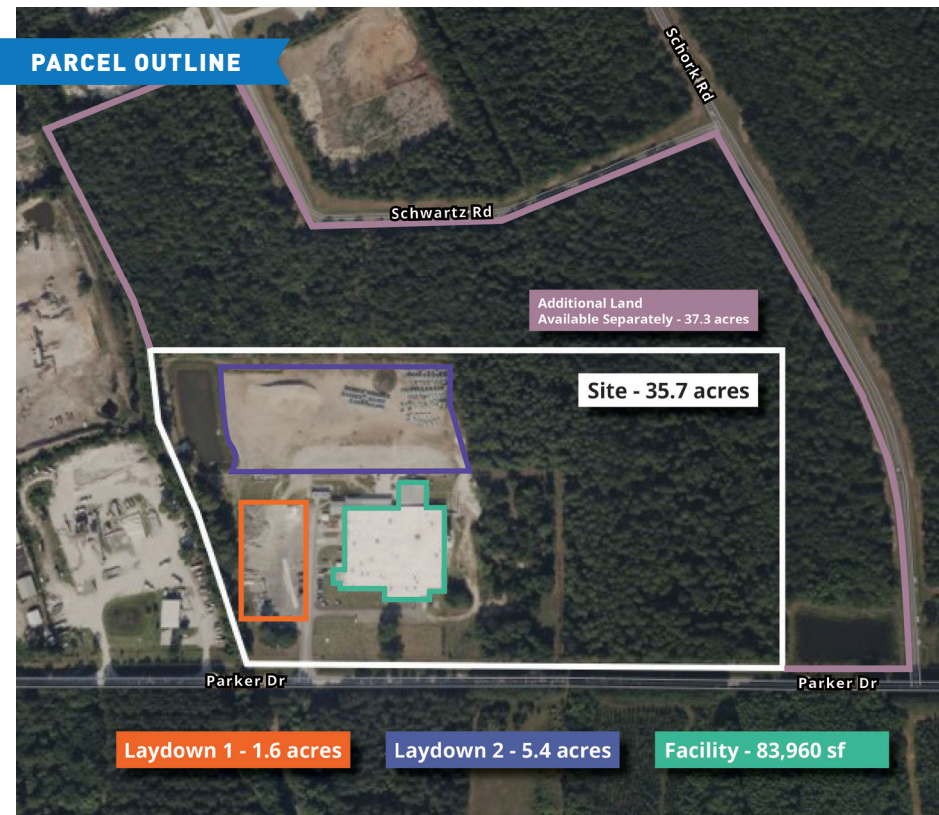
SALE PRICE

\$7,150,000

- ▶ Property consists of approximately ±83,960 square feet on ±35.7 acres.
- ▶ Building features production areas, lab and quality assurance areas, loading and storage areas, a new Class- A office space, and a significant laydown yard.
- ▶ Heavy power, natural gas, wet system fire suppression, and new LED lighting throughout.

- 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.





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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