

**AVAILABLE**

40 Shanklin Road  
Beaufort, SC 29906

# 49,000 SF Industrial Facility



**49,000 Square Foot Industrial Facility on 11 Acres. Property is located less than 2 miles from Marine Corps Air Station, 20 miles from I-95, 67 miles from Port of Charleston and 42 miles from the Port of Savannah.**





### DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	66,624	32,085
45 minutes	159,110	81,824
60 minutes	310,564	170,634

Source: ESRI, November 2024

### DRIVING DISTANCES

Interstate-95:	20 miles
Port of Savannah:	42 miles
Port of Charleston:	67 miles
Savannah Int'l Airport:	45 miles
Charleston Int'l Airport:	66 miles

BEAUFORT COUNTY, SOUTH CAROLINA

Good for your **business**. Good for your **soul**.



**KELLI BRUNSON**  
Sr. Project Manager

✉ [kbrunson@thrivebeaufort.org](mailto:kbrunson@thrivebeaufort.org)

☎ (843) 226-3462

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