

# NEW INDUSTRIAL PARK

## Beaufort Commerce Park

US Highway 21 and SC Highway 116  
Beaufort, SC 29906

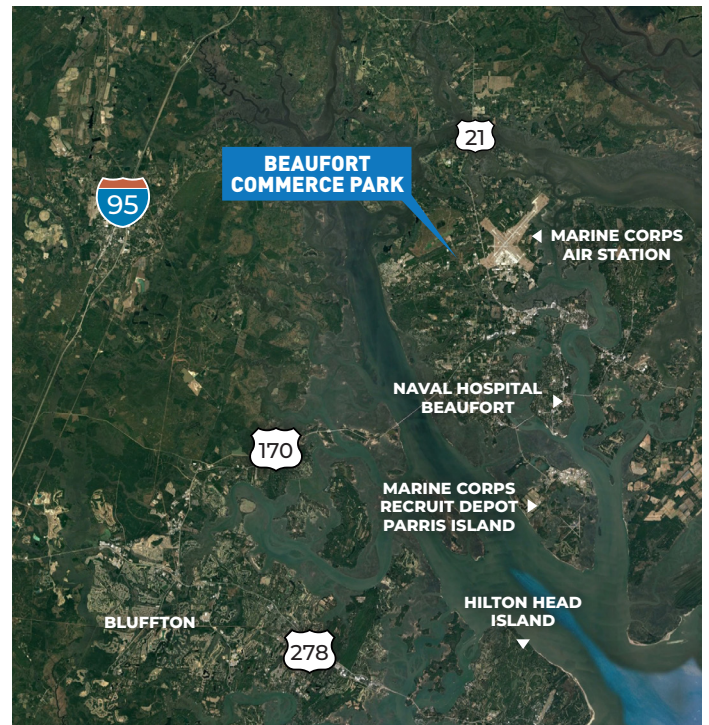


### 199-acre industrial development just 2 miles from the Marine Corps Air Station in Beaufort, SC

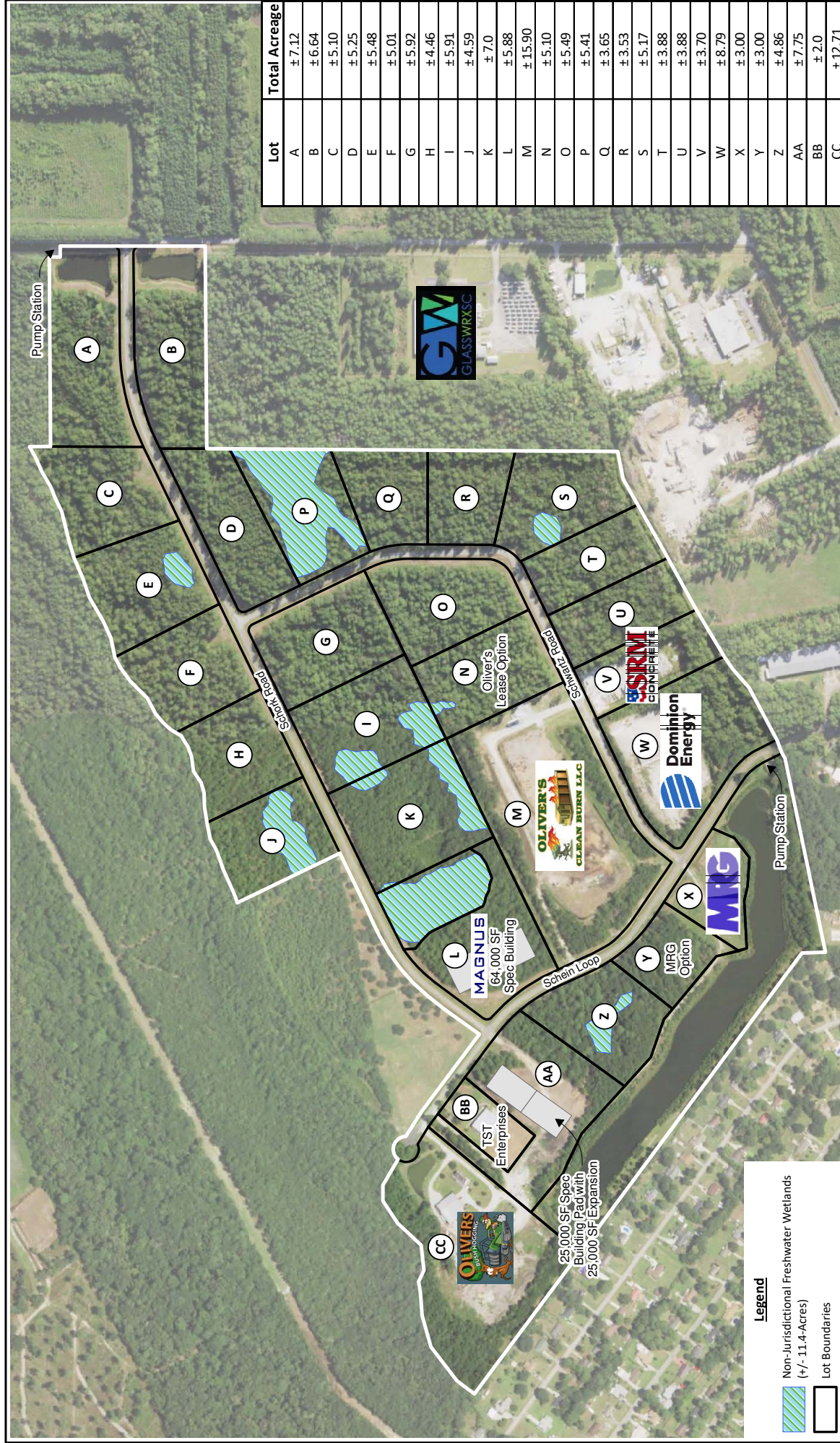
- ▶ Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95
- ▶ 40 minutes from the Port of Savannah and 65 minutes from the Port of Charleston.
- ▶ Close to the aerospace hubs of Charleston, SC and Savannah, GA
- ▶ Reliable utility service at competitive rates
- ▶ Priced at \$40,000/acre, negotiable based upon job creation and investment

#### DUE DILIGENCE COMPLETED:

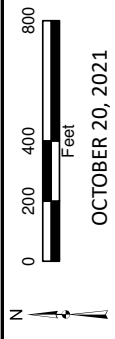
- Cultural Resource Identification Survey
- Boundary Survey
- Protected Species Assessment
- Preliminary Geotechnical Exploration
- Phase 1 Environmental Protection Agency
- Site Assessment
- Topographical Survey
- Wetlands Delineation







**Legend**  
 Non-jurisdictional Freshwater Wetlands  
 (±/ 11.4-Acres)  
 Lot Boundaries



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







### 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	59,839	29,039
45 minutes	153,461	78,591
60 minutes	306,194	167,613

Source: ESRI, November 2024

### 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



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BEAUFORT COUNTY, SOUTH CAROLINA

## Good for your business. Good for your soul.

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