

FOR SALE

140 Bay Pines Rd
Beaufort, SC 29906

6,000 Sq Ft Warehouse Space

GENEROUS 3.95 ACRE LOT



SALE PRICE

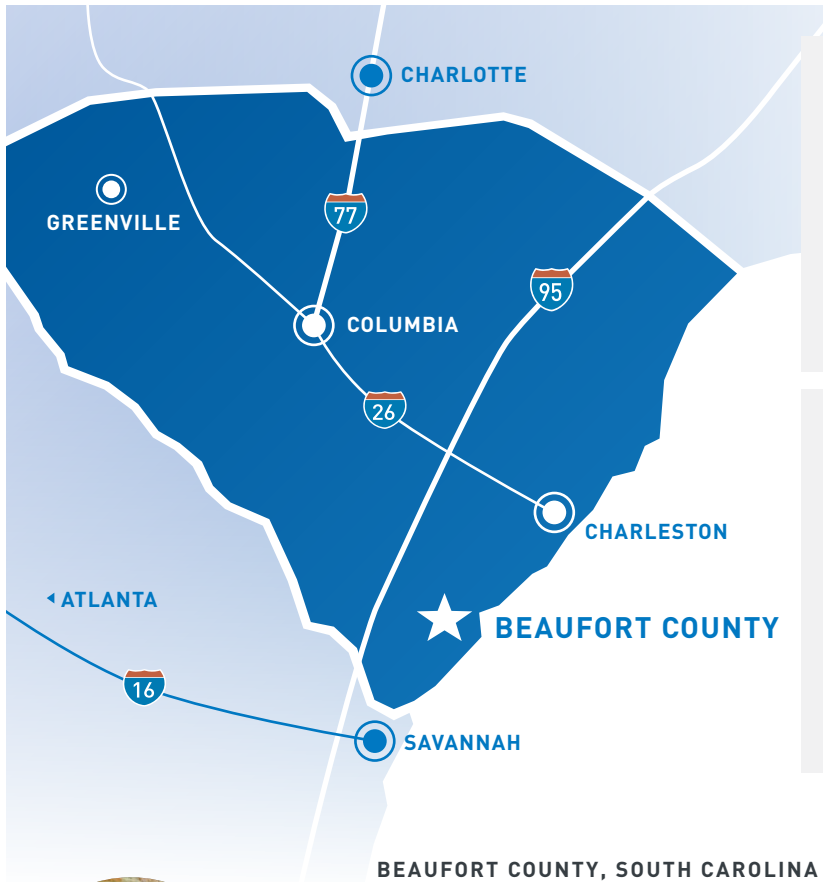
\$895,000

- ▶ 6,000 sq ft metal warehouse built in 2003 using the trusted Jennings Building System.
- ▶ 3.95-acre lot provides room for parking, outdoor storage, or future development.
- ▶ Climate-controlled facility is ideal for storage, fabrication, light manufacturing, or business expansion.
- ▶ Utilities are already in place, including water and electricity, offering seamless setup for operations.

- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 800 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.



PARCEL OUTLINE



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	66,134	31,865
45 minutes	154,457	78,987
60 minutes	325,131	177,344

Source: ESRI, June 2025

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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Good for your business. Good for your soul.