TWO UNITS AVAILABLE FOR LEASE
12 Cardinal Road

Two ±3,000 sq ft Units Available in Prime Mid-Island Location with Excellent Accessibility.

LEASE RATE
$17/sq ft (NNN)

▶ Light industrial zoning featuring a large, open warehouse space with office build-out.

▶ Each unit includes roll-up doors, a loading dock, and a fenced yard.

　▶ Unit A: 4,200 sq ft

　▶ Unit C: 3,000 sq ft

▶ Recent landlord improvements include building paint, new storefronts and awnings, landscaping package, office refresh, upgraded monument signage, and parking lot repair.

- Centrally-located with easy access to major transportation routes.

- 2nd fastest-growing town in South Carolina with an award-winning quality of life.

- Strong local workforce, including nearby universities and 800 exiting military annually.

Beaufort County
Economic Development Corporation

ThriveBeaufort.org
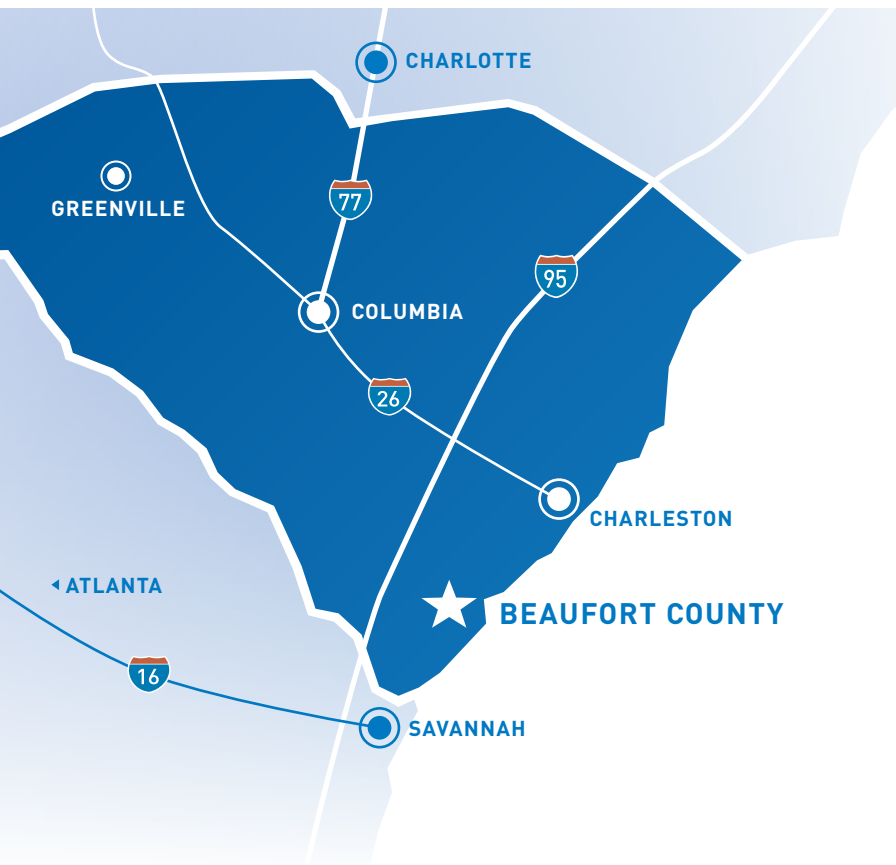
DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	69,195	38,622
45 minutes	111,543	58,263
60 minutes	274,852	153,473

Source: ESRI, December 2025

DISTANCES TO:

Hilton Head Airport:	1 minute
Bluffton, SC:	20 minutes
Interstate-95:	42 minutes
Savannah, GA:	55 minutes
Port of Savannah:	60 minutes
Savannah Int'l Airport:	60 minutes
Charleston Int'l Airport:	2 hours

CHARLOTTE

GREENVILLE

77

COLUMBIA

95

26

CHARLESTON

◄ ATLANTA

★ BEAUFORT COUNTY

16

SAVANNAH

BEAUFORT COUNTY, SOUTH CAROLINA

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

KELLI BRUNSON
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