

INDUSTRIAL SITE FOR SALE

Parker Drive Site

Parker Drive off of US Highway 21
Beaufort, SC 29906



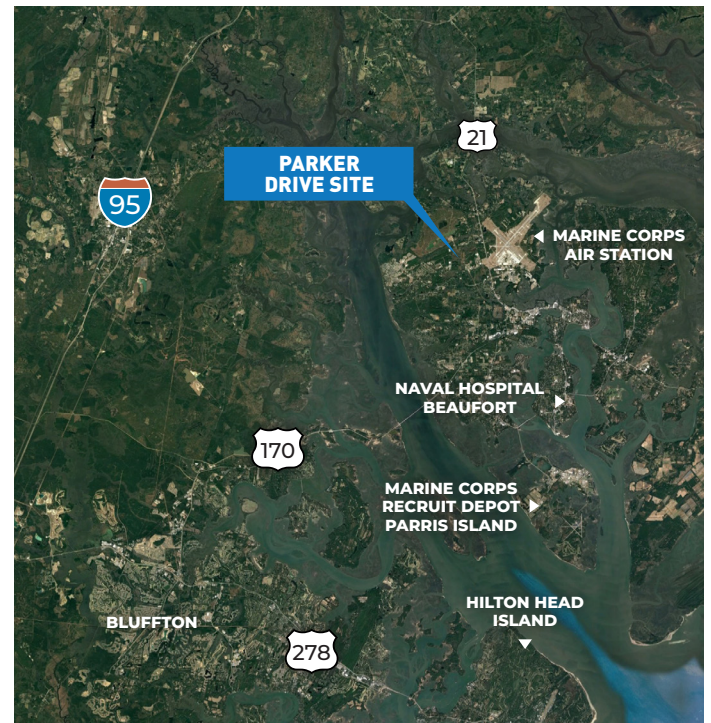
14.77-acre industrial site just 2 miles from the Marine Corps Air Station in Beaufort, SC

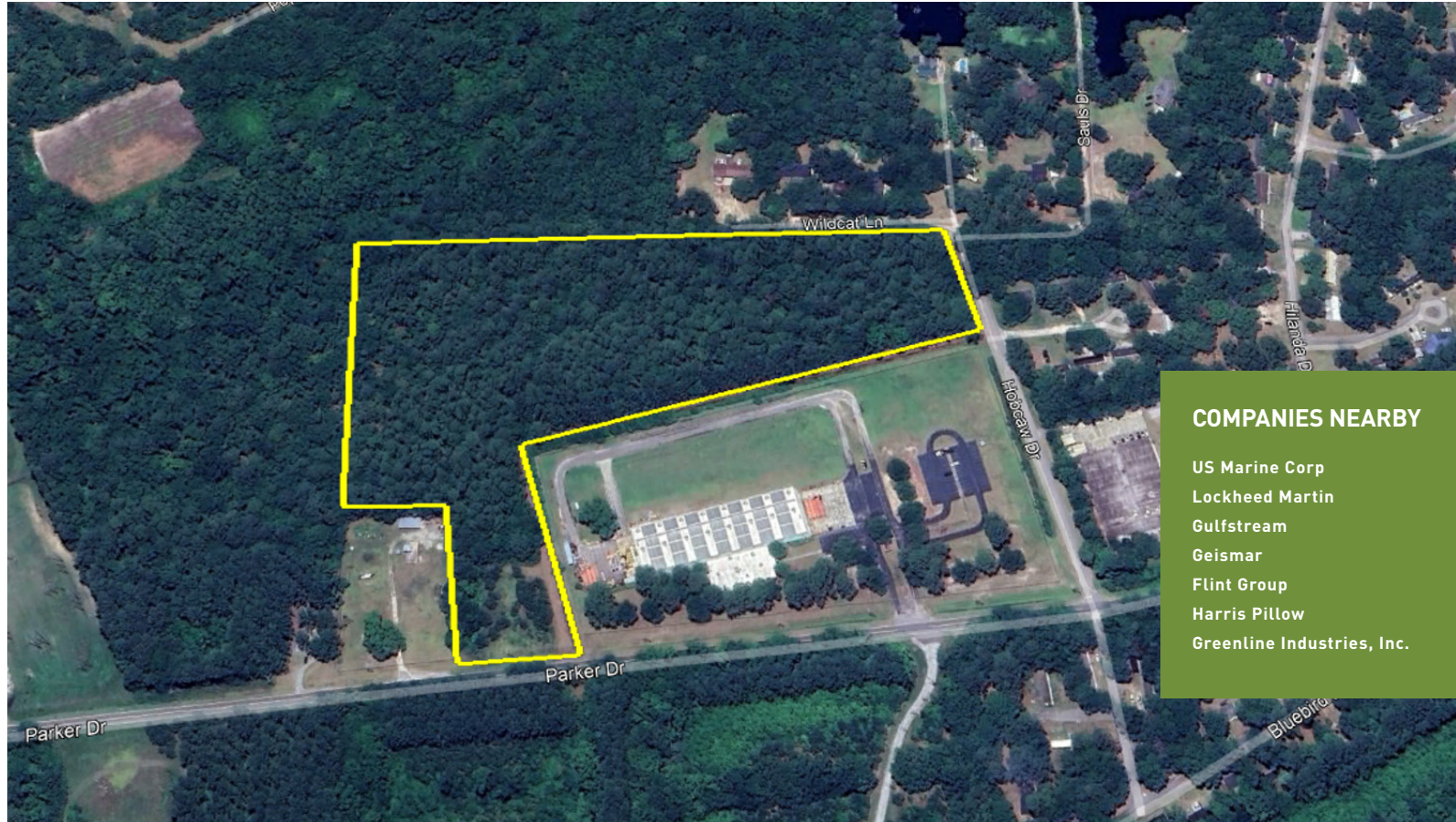
- ▶ Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95.
- ▶ 40 minutes from the Port of Savannah and 65 minutes from the Port of Charleston.
- ▶ Close to the aerospace hubs of Charleston, SC and Savannah, GA.
- ▶ Reliable utility service at competitive rates.
- ▶ Priced at \$40,000/acre.

DUE DILIGENCE COMPLETED:

- Cultural Resource Identification Survey
- Boundary Survey
- Threatened and Endangered Species Assessment
- Preliminary Geotechnical Exploration
- Phase I Environmental Site Assessment
- Wetlands Delineation

Completed 2025





COMPANIES NEARBY

- US Marine Corp
- Lockheed Martin
- Gulfstream
- Geismar
- Flint Group
- Harris Pillow
- Greenline Industries, Inc.



DEMOGRAPHIC SNAPSHOT

DRIVE TIME	POPULATION	WORKFORCE
30 minutes	61,011	30,592
45 minutes	150,316	78,807
60 minutes	293,850	162,950

Source: ESRI, December 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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BEAUFORT COUNTY, SOUTH CAROLINA

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

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