

# Warehouse for Sale



±10,000 sq. ft. Warehouse Just 2 miles from the  
Marine Corps Air Station in Beaufort, SC

## PRICE

**\$1,300,000**

- ▶ Warehouse features full HVAC, wet sprinkler system, two drive-in doors, and 26' x 29' clear height.
- ▶ 2-acre lot offers ample room for outdoor storage, equipment, or trailer parking. Secured with electric gate and perimeter fencing.
- ▶ Located directly off U.S. Hwy 21 with 4-lane access to Interstate-95.

- 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.







**WITHIN 45 MINUTES:**

- Population: 150,316
- Workforce: 78,807
- 800 exiting military / year
- Median Age: 42

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

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