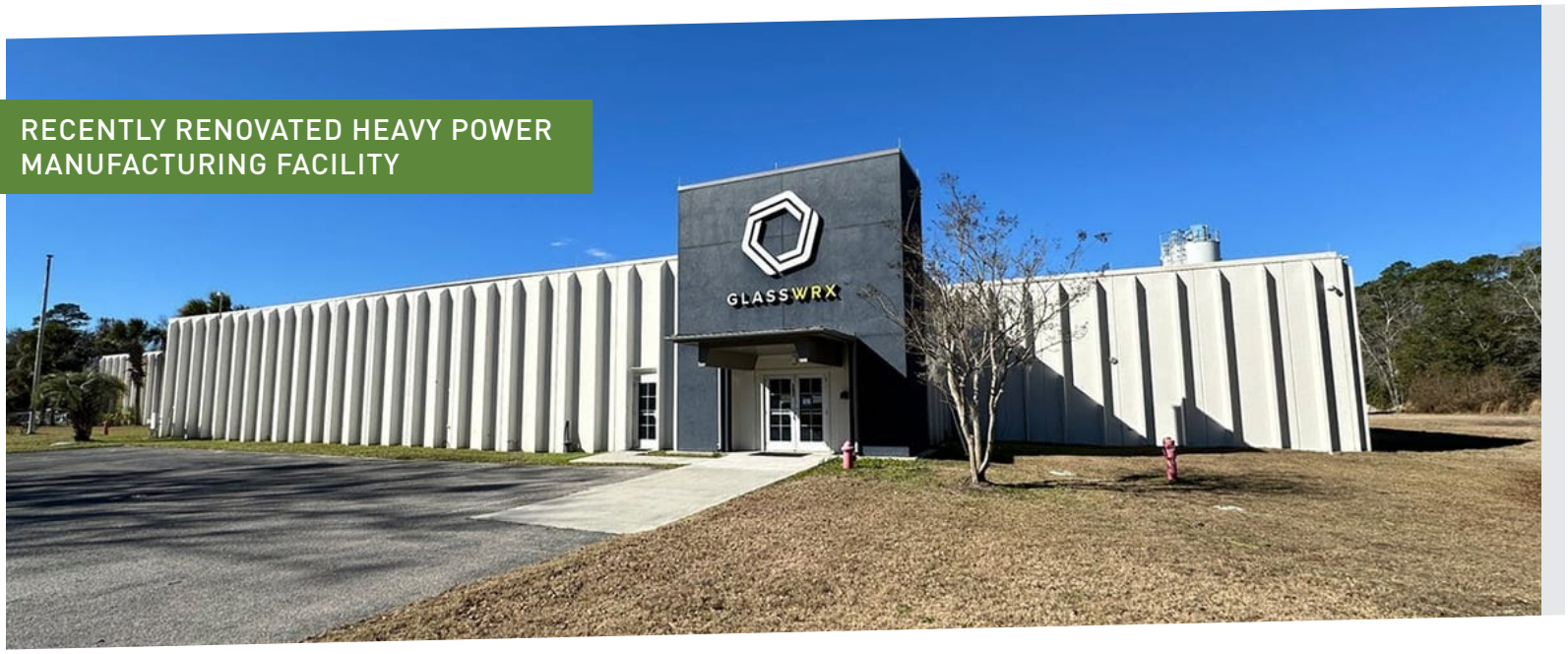
FOR SALE

83,960 SF Manufacturing Facility

302 Parker Drive
Beaufort, SC 29906



RECENTLY RENOVATED HEAVY POWER MANUFACTURING FACILITY

SALE PRICE

$7,150,000

- Property consists of approximately ±83,960 square feet on ±35.7 acres.
- Building features production areas, lab and quality assurance areas, loading and storage areas, a new Class- A office space, and a significant laydown yard.
- Heavy power, natural gas, wet system fire suppression, and new LED lighting throughout.







- Centrally-located with easy access to major transportation routes.
- Strong local workforce, including nearby universities and 900 exiting military annually.
- Award-winning quality of life — Beaufort named one of the best small towns in America by *Travel & Leisure* magazine.







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

BEAUFORT COUNTY, SOUTH CAROLINA

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



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Beaufort County
Economic Development Corporation