20,650-SF & 4,800-SF Industrial Buildings

- 20 Minutes from I-95
- 2 Available Buildings
- 9 Acres Included
- Just off Highway 21
- Reliable Utility Service at Competitive Rates
- Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
- Close to the Ports of Charleston, SC and Savannah, GA
172 Bay Pines Road Buildings
2 Buildings - 20,650 Square Feet & 4,800 Square Feet
172 Bay Pines Road | Beaufort, SC 29906

Shovel Ready

County: Beaufort
City Limits: Outside
Tax Map ID: 100-024-000-078
Total Area: 20,650 SF & 4,800 SF
Office Area: 7,474 SF
100% Climate Controlled with Sound Wall
Site Size: 9.31 Acres
Year Built: 1972 with additions in 1990
(small building built in 1994)
Condition: Excellent

Zoning: Light Industrial
Clear Height Range:
  Large Building: 12’ to 18’
  Small Building: 10’ to 13’
Floor: 6” concrete and carpet
Wall: Metal
Roof: Standing seam metal
Lighting: Fluorescent
Ample Parking

Property Information: Sale Price: $1,111,224 (both) | Lease Price: $5.00 PSF

Climate Controlled: Small Building: 100%
Alarm: In place
Dock Doors: Large Building: Two- 12’h x 10’8”w
  Three- 8’ x 8’
  Small Building: One- 10’ x 10’
Drive-In Doors: Small Building: One- 10’ x 10’
Former Use: Wood Working & Sewing
800 Amps Available in Both Buildings
Flood Zone: No

Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org
Utilities/Services

Water Service: Beaufort Jasper Water & Sewer Authority
Wastewater System: Beaufort Jasper Water & Sewer Authority
Natural Gas Provider: South Carolina Electric & Gas
Primary Electricity Provider: South Carolina Electric & Gas
3 Phase Available
Telecommunications Provider: Hargray and Century Link
Fire Department: Across the Street, 2 Hydrants

Transportation Accessibility

Interstates:
- I-95: 20 Minutes
- I-26: 70 Minutes
- I-16: 40 Minutes

Access Hwy: Highway 21 (4 Lanes)

Ports:
- Savannah: 40 Minutes
- Charleston: 65 Minutes

Commercial
- Savannah International: 45 Minutes
- Charleston International: 65 Minutes
- Columbia Metropolitan: 120 Minutes

Civil Airports:
- Beaufort County: 8 Minutes
- Jasper County: 30 Minutes
- Hilton Head Airport: 37 Minutes

Workforce Profile

Drive Time:
- 30 Minutes
- 45 Minutes
- 60 Minutes

Population
- 269,456
- 1,013,737
- 1,167,510

Workforce
- 114,929
- 478,372
- 550,920

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