6 Cardinal Road Fabrication Building
10,926 Square Feet | 1015 Square Meters
6 Cardinal Road | Hilton Head, SC 29926

10,926-SF
Showroom/Industrial Building

• 30 Minutes from I-95
• 1.03 Acres Included
• Just off Highway 278
• Located in Beautiful Hilton Head, SC
• Close to the Aerospace Hubs of Charleston, SC and Savannah, GA
• Close to the Ports of Charleston, SC and Savannah, GA

Please contact SCA at 803-541-0023 or kmaxwell@southerncarolina.org | www.southerncarolina.org
Property Information: Sale Price: $975,000

County: Beaufort
City Limits: Inside
Tax Map ID: R510 008 000 0179
Production Area: 6000 SF (557 sm)
Office Area: 3726 SF (346 sm)
Mezzanine/Stg: 1200 SF (111 sm)
Site Size: 1.03 Acres
Zoning: Light Industrial (S1)
Construction: Metal Panels/Stucco
Roof: Metal Decking
Lighting: Metal Halide/Flourescent

Floor: Concrete 6” (15 cm)
Sprinkler coverage: Wet system 100%
Heated Area: 45%
Air Conditioned Area: 45%
Drive-in Doors: 5
Parking Space: 20
Water Service: Hilton Head PSD
Line on Site
Wastewater System: Hilton Head PSD
Line on Site
Natural Gas: Propane
Electricity Provider: Palmetto Electric Co-op
12.47 KV 3 Phase
Telecommunications Provider: Hargray
Copper and Fiber Available

Workforce Profile

<table>
<thead>
<tr>
<th>Drive Time</th>
<th>Population</th>
<th>Workforce</th>
</tr>
</thead>
<tbody>
<tr>
<td>30 Minutes</td>
<td>269,456</td>
<td>114,929</td>
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<tr>
<td>45 Minutes</td>
<td>1,013,737</td>
<td>478,372</td>
</tr>
<tr>
<td>60 Minutes</td>
<td>1,167,510</td>
<td>550,920</td>
</tr>
</tbody>
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Interstates:
- I-95: 30 Minutes
- I-26: 90 Minutes
- I-16: 45 Minutes

Access Hwy: Highway 278 (4 Lanes)
Ports: Savannah: 49 Minutes
Charleston: 120 Minutes

Airports:
- Charleston International: 120 Min.
- Columbia Metropolitan: 150 Min.
- Savannah International: 50 Min.

Civil Airports:
- Beaufort County: 50 Min.
- Jasper County: 50 Min.
- Hilton Head Airport: 5 Min.