



WOODLOCK CAPITAL

AVAILABLE FOR SALE

605 Bob Gifford Blvd, Early Branch, SC 29916

RYLEY MCLELLAN
828-989-9642

CONOR MCCARTY
843-830-9148

ESTD 2019
WOODLOCK
CAPITAL

PROPERTY OVERVIEW

The property at **605 Bob Gifford Boulevard in Early Branch, SC**, is currently listed for sale at **\$3,900,000.00**. This industrial facility, known as the Carsonite Composites Building, offers a total of 50,000 square feet of manufacturing space situated on a 10-acre lot within the Lowcountry Regional Industrial Park. The building was constructed in 1995 and features a masonry block construction, sprinkled throughout.



PROPERTY DETAILS

BUILDING SIZE: 50,000 Square Feet

LOT SIZE: 10 acres

OFFICE AREA: 9,650 square feet

WAREHOUSE AREA: 40,350 square feet

CLEAR HEIGHTS: 21' to 25'

COLUMN SPACING: 27' x 50'

LOADING FACILITIES: 2 dock-high doors and 2 drive-in doors

PARKING: 100 spaces (2.00 per 1,000 SF)

YEAR BUILT: 1995

LOCATION: Less than 5 minutes from Exit 38 on I-95, providing convenient access to major transportation routes

PROXIMITY TO PORTS: Close to the Ports of Charleston, SC, and Savannah, GA, enhancing logistics and distribution capabilities.



DISTANCE

Savannah Airport - 50 Minutes

Savannah Port - 1 Hour

Charleston Airport - 1 Hour 15 Minutes

Charleston Port - 1 Hour 30 Minutes

Augusta Airport - 1 Hour 40 Minutes

Brunswick Port - 1 Hour 50 Minutes

BRUNSWICK
PORT

SAVANNAH
AIRPORT

SAVANNAH

SAVANNAH
PORT



CHARLESTON
INTERNATIONAL AIRPORT

CHARLESTON

CHARLESTON
PORT

CHARLESTON
INTERNATIONAL AIRPORT

COLUMBIA

AUGUSTA

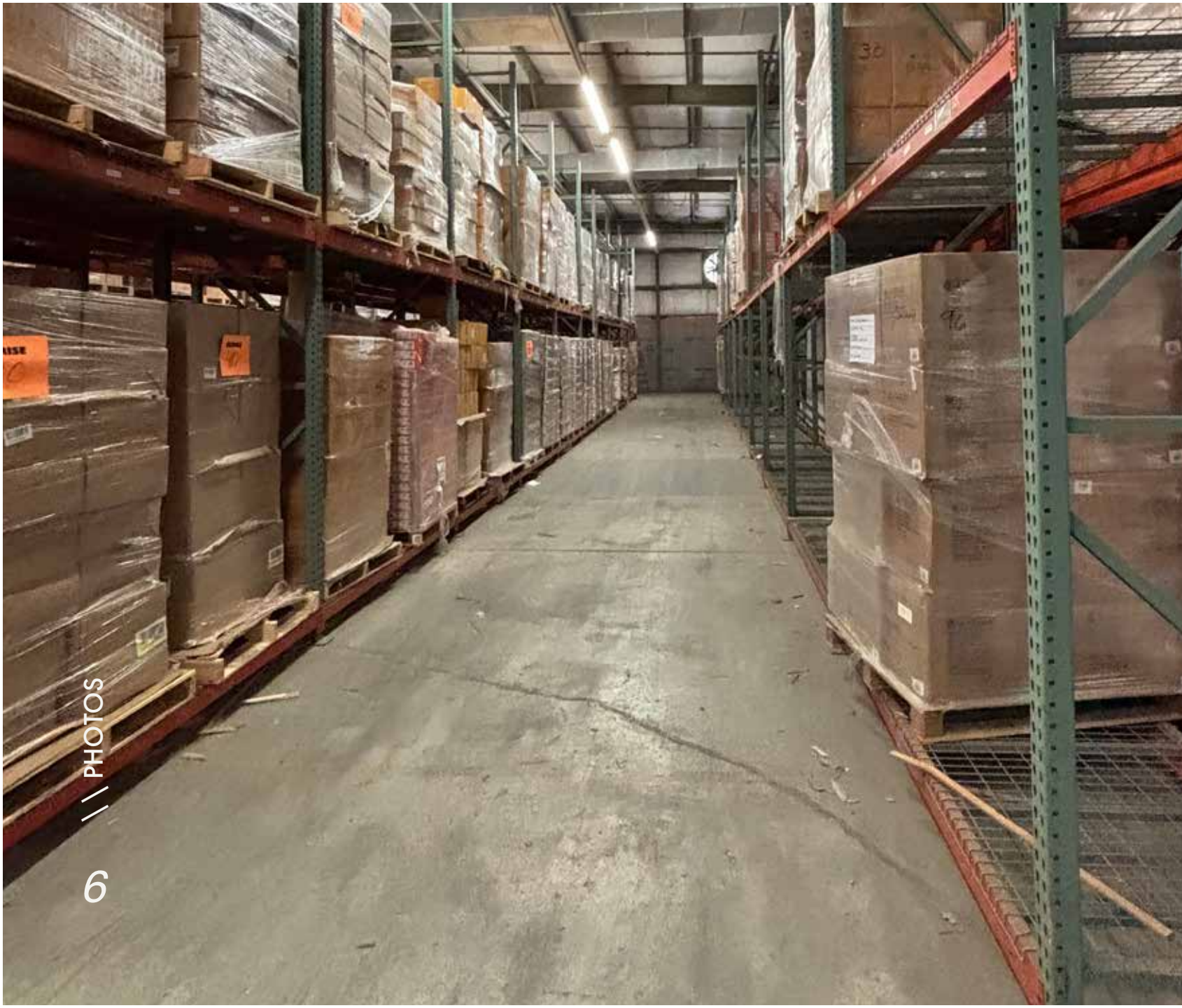
AUGUSTA
AIRPORT

LOWCOUNTRY REGIONAL INDUSTRIAL PARK

The Lowcountry Regional Industrial Park, located at 116 Bob Gifford Blvd in Early Branch, South Carolina, is a strategically positioned industrial site offering 478 acres of shovel-ready land. Situated just five minutes from Exit 38 on Interstate 95, it provides excellent access for logistics and manufacturing operations. The park is approximately 50 minutes from both the Port of Savannah and the Port of Charleston, enhancing its appeal for businesses requiring efficient access to major shipping hubs. Additionally, the park is designated as a Foreign Trade Zone, providing potential tax and customs benefits for qualifying businesses.



PHOTOS



PHOTOS



WOODLOCK CAPITAL

RYLEY MCLELLAN

ryley@woodlockcapital.com

M 828-989-9642

CONOR MCCARTY

conor@woodlockcapital.com

M 843-830-9148

OFFICE 843-906-1137

2201 Mechanic St, Unit C

Charleston SC 29405

