



Recently renovated heavy power manufacturing facility in Beaufort County

OFFERING MEMORANDUM

302 Parker Drive

BEAUFORT | SOUTH CAROLINA

**AVISON
YOUNG**

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01

Executive summary



\$7,150,000 Sale Price

83,960 sf Building Size

35.7 Lot Acreage

The offering

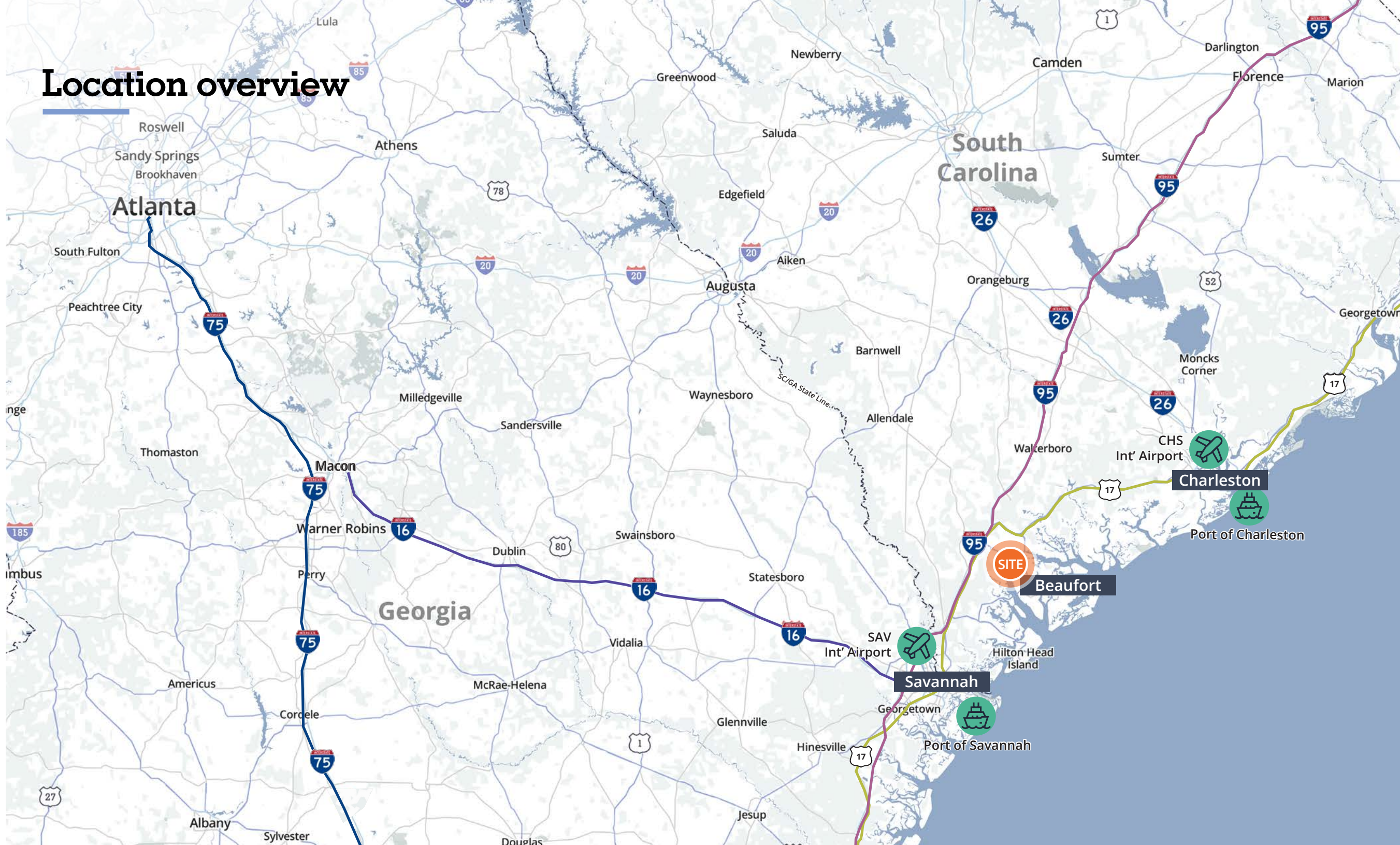
Executive summary

Located at 302 Parker Drive in the Beaufort Commerce Park in Beaufort, SC, this manufacturing facility is approximately 22 miles from the Exit 33 interchange of I-95 and the four-lane highway US-17. The subject property is just 40 miles north of Savannah, GA and 55 miles south of Charleston, SC.

The Beaufort plant, originally built for manufacturing of airplane and helicopter components but most recently a glass recycling facility, consists of approximately ±83,960 square feet on ±35.7 acres. The facility was originally constructed in 1976 with additions to the original structure in 1994 and a renovation in 2021.

This property features significant laydown yard area, and within the building are production areas, lab and quality assurance areas, loading and storage areas and ample new class-A office space. Additionally, the facility boasts heavy power, natural gas, wet system fire suppression and new LED lighting throughout.

Location overview



Multiple-port access

Port of Savannah | 47 miles

Port of Charleston | 66 miles

Transportation access

US 21 | 1.8 miles

I - 95 | 22 miles

HILTON HEAD/SAVANNAH INTERNATIONAL (SAV)

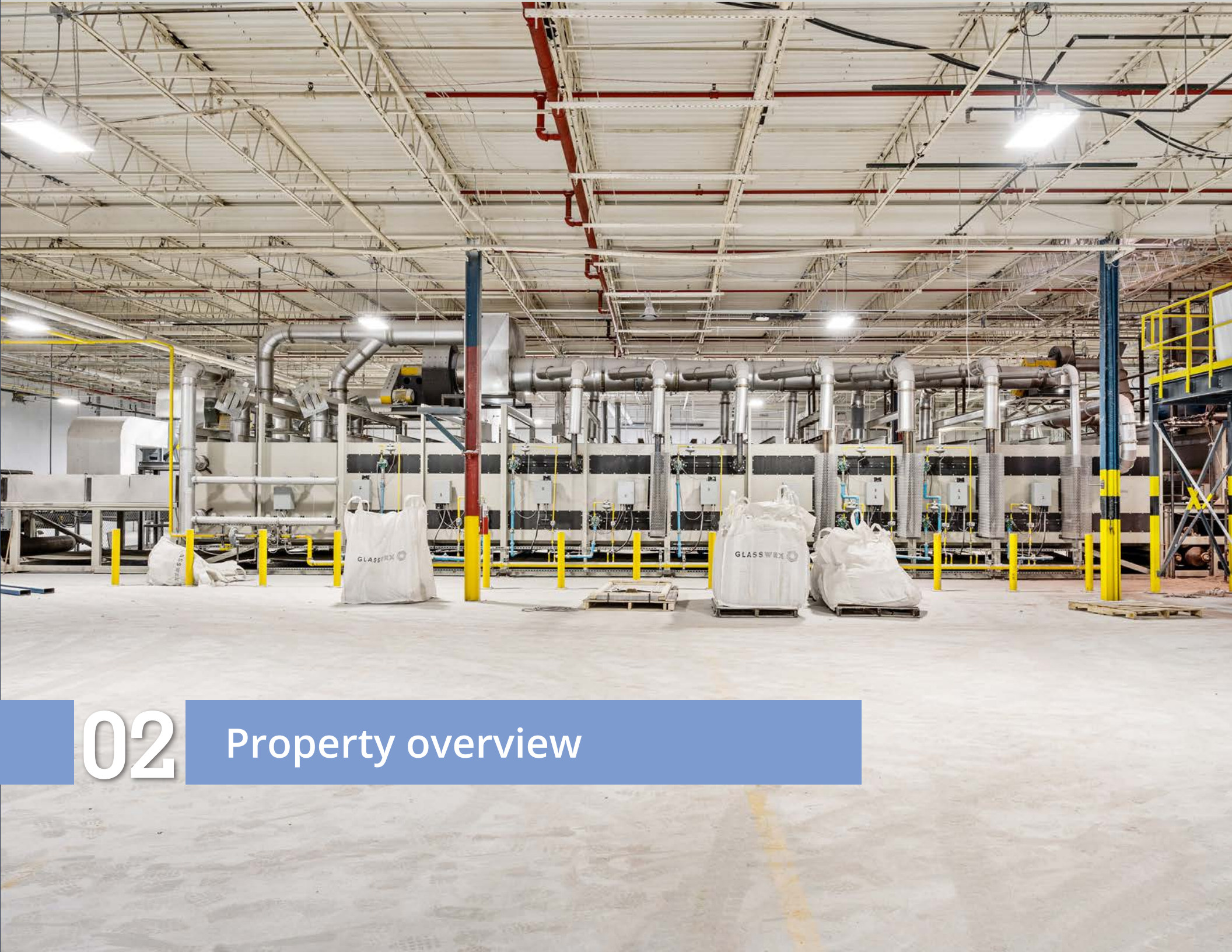
45 miles

CHARLESTON INTERNATIONAL (CHS)

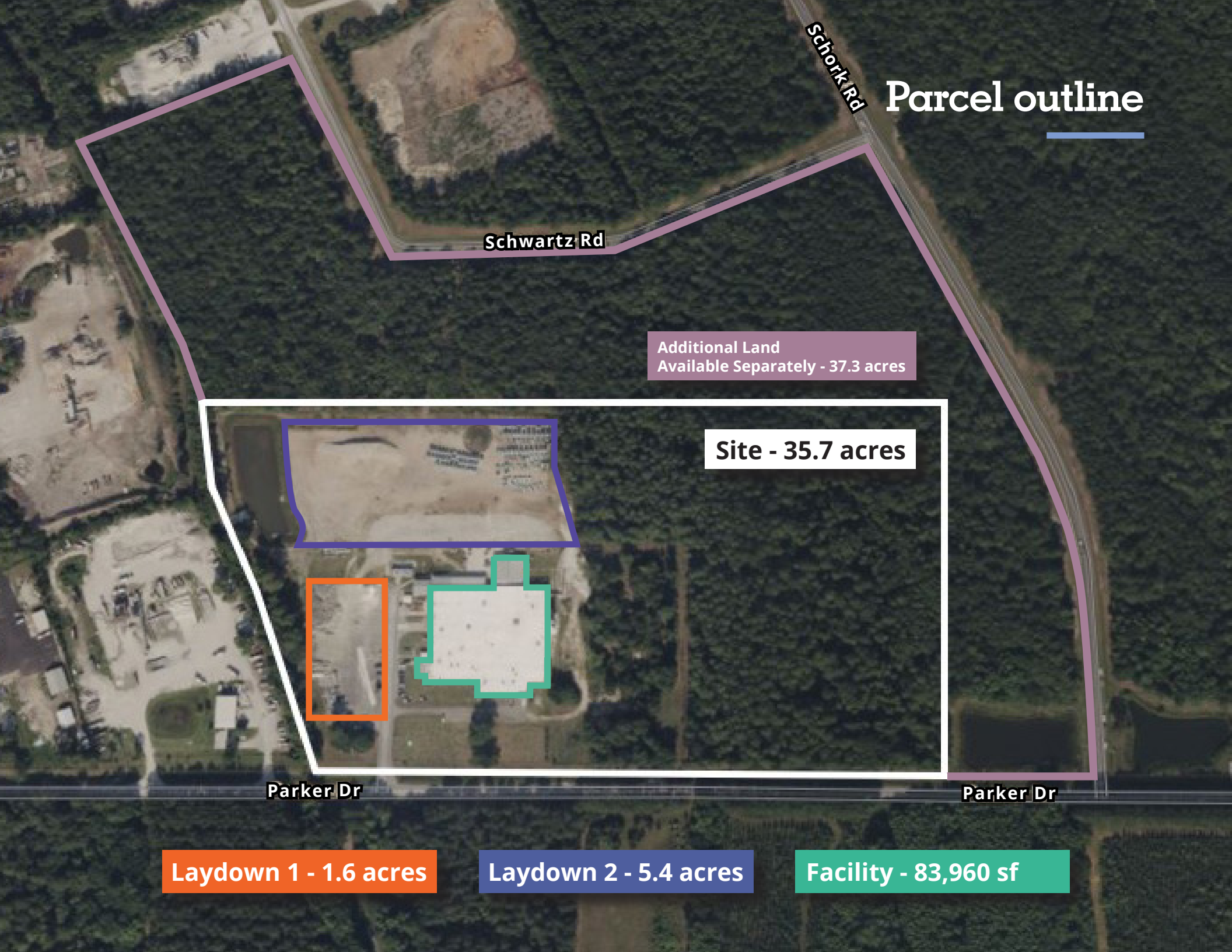
66 miles

Close proximity to major manufacturers





02 Property overview



Laydown 1 - 1.6 acres

Laydown 2 - 5.4 acres

Facility - 83,960 sf

Additional Land Available Separately - 37.3 acres

Site - 35.7 acres

Parcel outline

Schwartz Rd

Schork Rd

Parker Dr

Parker Dr

Property summary

Property Address:	302 Parker Dr, Beaufort, SC 29906
County:	Beaufort County
TMS:	R120 025 000 0170 0000
Property Size:	35.7 acres
Location:	Near corner of Schork Road & Parker Drive within Beaufort Commerce Park
Date of Construction:	Original construction in 1976 with warehouse additions in 1994 and renovation in 2021
Construction Type:	Concrete tilt up
Ceiling Height:	16-19'
Column Spacing:	30' x 40'
Roof:	TPO membrane
Floor Thickness:	6-10" concrete
Warehouse Lighting:	New 110W LED high bay lights, 120-277V, 5000K, 15,152 lumens

Sprinkler System:	Wet System
Loading Docks:	2 dock-high doors, 8' x 10' dock height automatic roll-up doors with dock seals, bumper pads, load levelers, bollards and dock restraints
Drive in Doors:	4 grade-level roll-up doors 10' x 12' (2), 11' x 15', 12' x 12'
HVAC:	Office, Lab & Production Office
Gas:	Dominion Energy Main: 4" high pressure Line: 3-4"
Water:	Beaufort-Jasper Water & Sewer Authority Main: 16" Line: 4" Fire: 8"
Sewer:	Beaufort-Jasper Water & Sewer Authority Main: 8" Line: 6"
Power:	Dominion Energy 2 x 480/277v service: 4,000A & 2,000A 3-Phase 4-Wire service

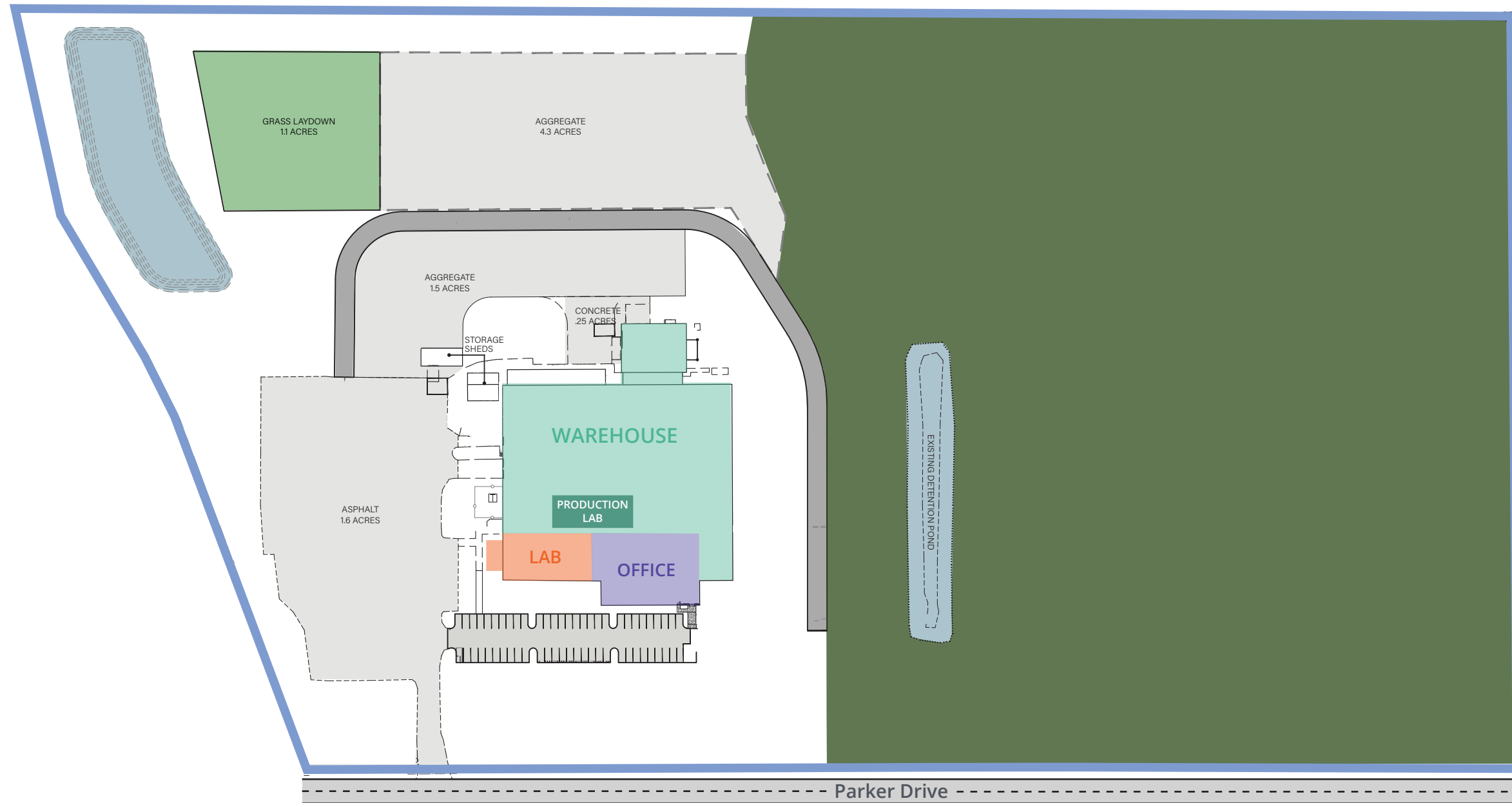

83,960
BUILDING SIZE (SF)


7.15 mil
PRICE


2021
RENOVATED



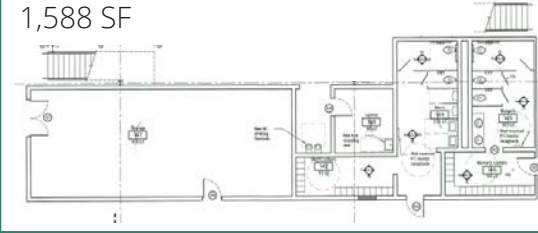
Site plan



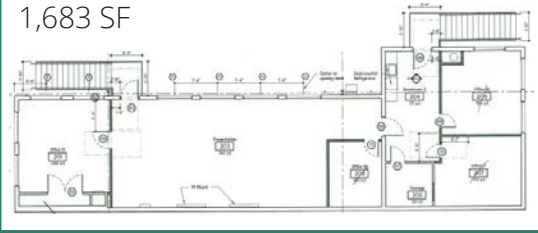
Floorplan

PRODUCTION OFFICE

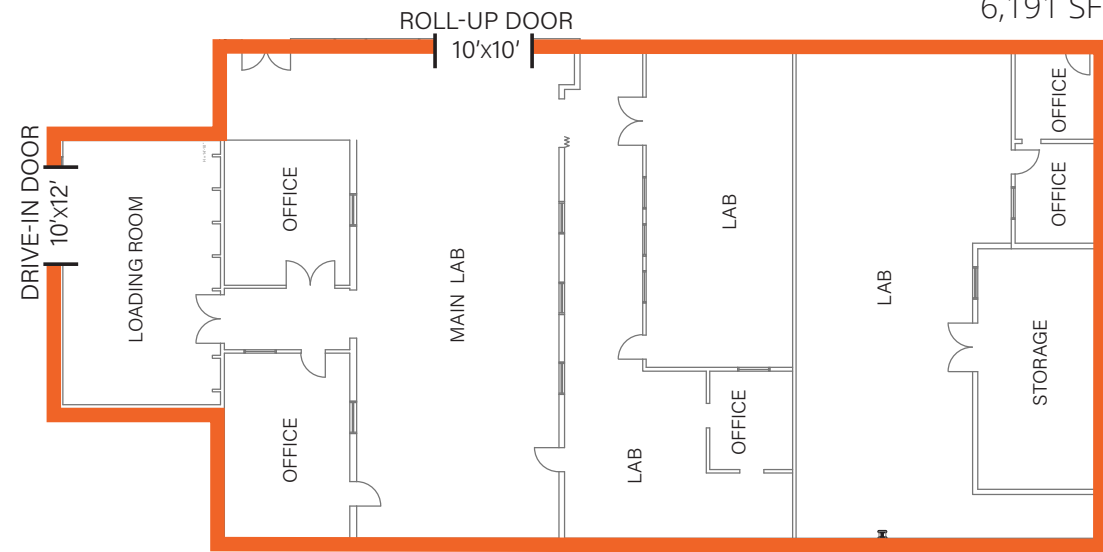
1ST FLOOR
1,588 SF



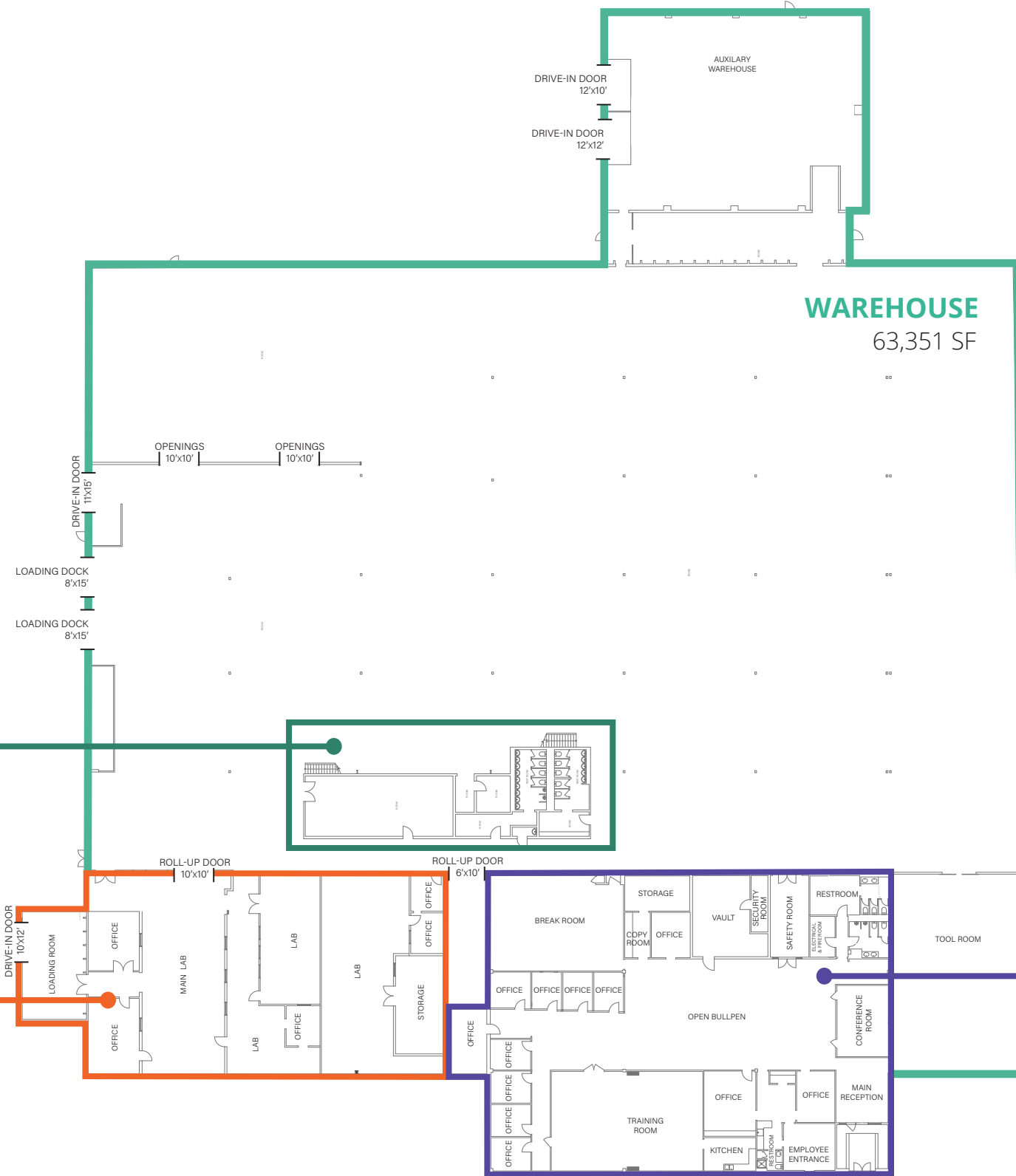
2ND FLOOR
1,683 SF



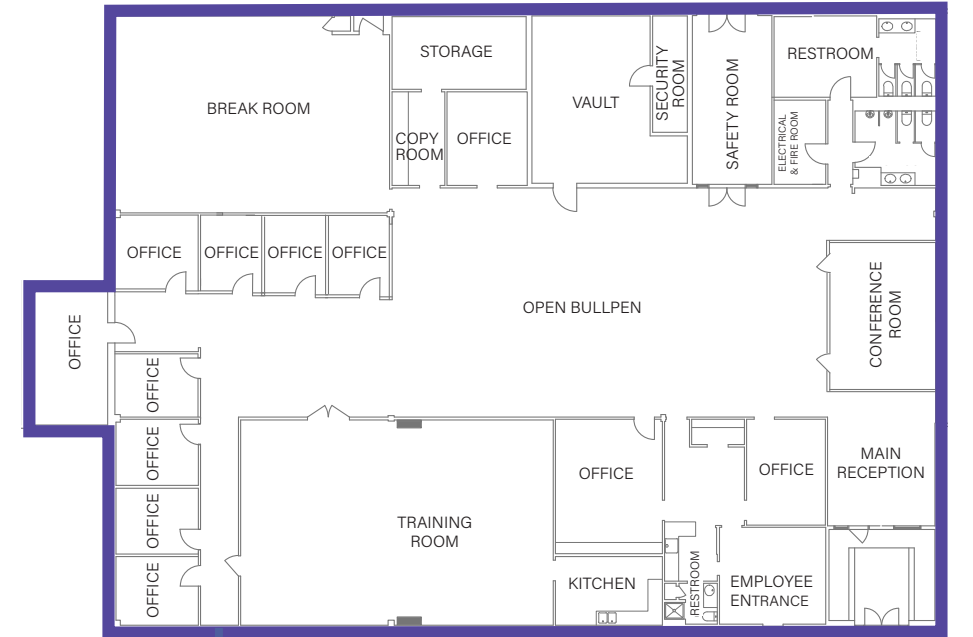
LAB
6,191 SF



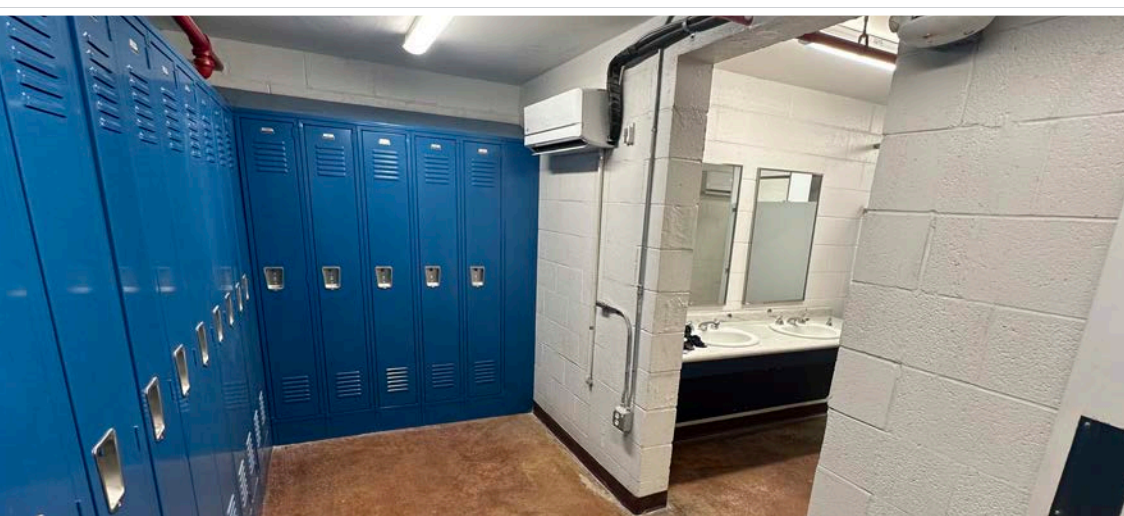
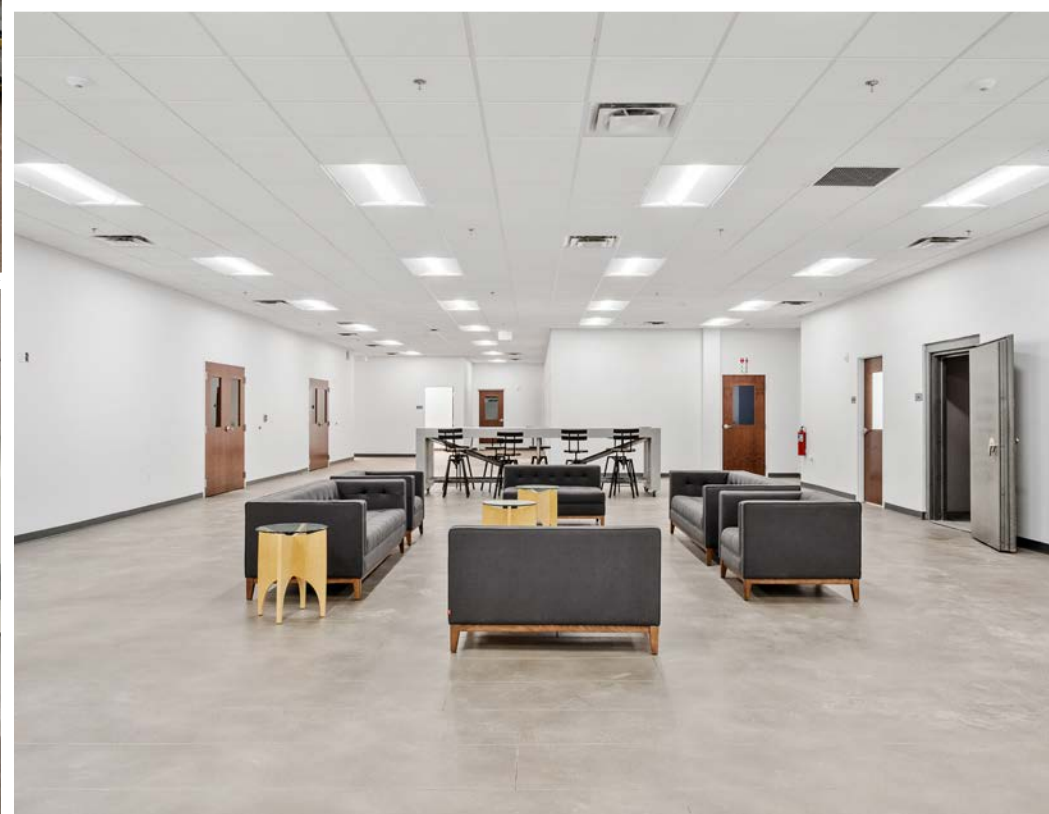
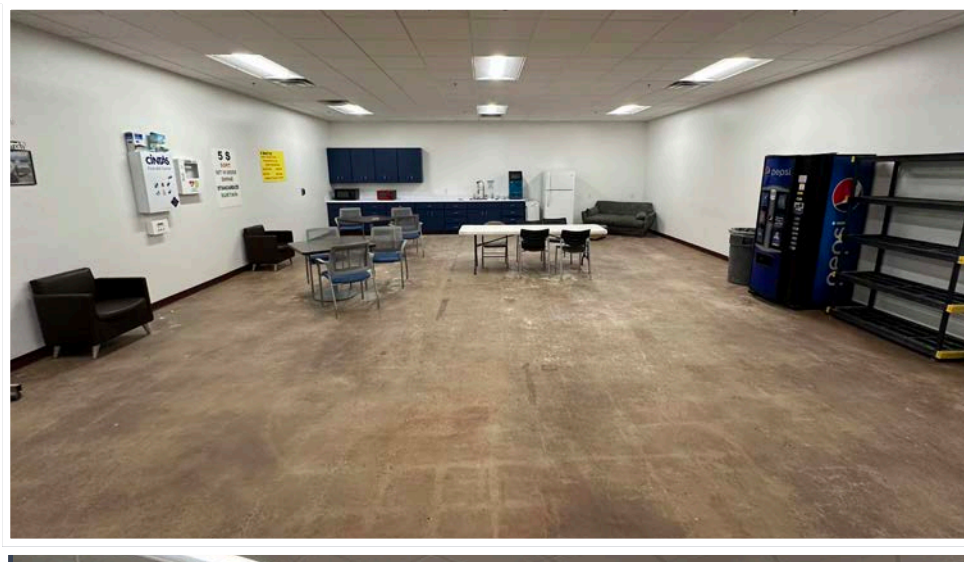
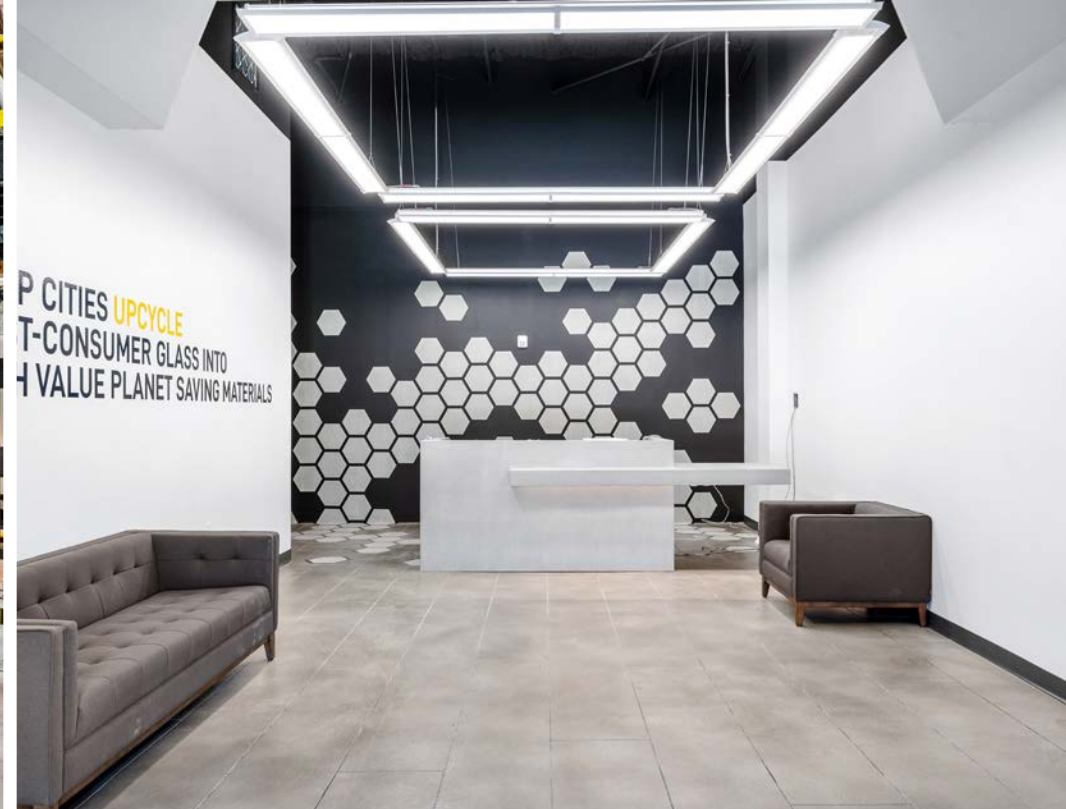
WAREHOUSE
63,351 SF



OFFICE
11,147 SF



Site photos





03

Market overview

Area overview

Beaufort, South Carolina

Beaufort County offers the best America has to offer in terms of both workforce and **quality living**. Located in the coastal Lowcountry region of South Carolina along Interstate 95, Beaufort offers close proximity to the Port of Charleston and the Port of Savannah. Every year, over **2,100** marines exit the marine corps through Beaufort County, providing a built-in workforce with the skills, discipline and leadership growing businesses are looking for. Many successful industries enjoy **low operation costs**, a business-friendly environment and access to domestic and international markets. The Beaufort County Economic Development Corporation (BCEDC) provides unparalleled support to relocating and expanding businesses in the area, with access to their referral network and tax incentives. Affordable space, attractive incentives, and a strong workforce make Beaufort County an excellent option for growing manufacturers.



Market Stats

194,358

Population

88,558

Labor Force

38.5

Average Age

\$93,596

Average household income

Key industries

Beaufort, South Carolina



Manufacturing

Top Companies

MegaWatt Lasers
Flint Group Pigments
Harris Pillow Supply
Gaddis, Inc.
Dust Solutions Incorporated (DSI)
Blasch Precision Ceramics, Inc.
Cera Products Inc
Kazoobie LLC
Greenline Industries
Maptech Packaging



Aerospace & Defense

Top Companies

L3 Kigre
MegaWatt Lasers
Vetronix Research Corporation
Gulfstream Aerospace



Tourism & Hospitality

Top Companies

Burnt Church Distillery
Salt Marsh Brewing
Lot 9 Brewing
Seaside Grown



\$342 M

in new capital investments

2

Major ports connect the region

\$17.7 M

in incentives & site development grants

#1

Best small town in S.C.
Southern Living

\$1.6 B

Economic impact of the Hospitality/Tourism industry

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