



**PRINCIPAL
ADVISORS**

COMMERCIAL REAL ESTATE



FOR SALE

**40 SHANKLIN ROAD
BEAUFORT, SC 29906**

ACREAGE

**± 11.07
ACRES**

RSF

49,000

ZONING

S 1

PRICE

\$3,675,000



843-380-2530, EXT 700



www.principalrem.com



rrobinson@principalrem.com

PROPERTY DESCRIPTION

Rare S-1 industrial opportunity. Formerly Patterson Construction, this cash-flowing asset currently generates significant income annually from warehouse and land storage space alone, with 14 short-term leases in place offering immediate revenue and future flexibility. The property features 16'-18' ceiling heights, steel frame/brick construction, one loading dock, four exterior & three interior drive-in doors, +/-19,677 SF of vacant climate-controlled/capable office space with significant value-add potential, over 3 acres of fenced storage yard, large paved parking, and robust utility/power infrastructure. A truly rare opportunity to acquire functional industrial product with major upside in a market with extremely limited industrial zoning and inventory. Financial & lease information available upon request.

LOCATION DESCRIPTION

Located directly across from the Laurel Bay / MCAS Beaufort area on Hwy-21, 40 Shanklin Road offers a highly strategic location between Beaufort Proper and Hwy-17, providing excellent access to the region's primary commercial corridors, major highways, and surrounding industrial demand drivers. Unlike many comparable properties, this is a true freestanding asset rather than a business park unit, offering stronger standalone presence, easier access, and greater operational flexibility. The property is also situated within close proximity to other established industrial and commercial users in the growing Beaufort Commerce Park area. With Beaufort County continuing to expand through major government, infrastructure, port-related, healthcare, retail, and residential investment, this location stands out as a compelling position for users and investors seeking to capitalize on one of the area's most active and steadily growing corridors.

Property Overview

40 Shanklin Road
Beaufort, SC 29906

Property Specifications

Property Address

40 Shanklin Road, Beaufort, SC 29906

County

Beaufort

TMS

R100 025 000 050F 0000

Location

Pass Laurel Bay Air Station on Hwy-21 heading towards Hwy-17; Left on Shanklin Road

Date of Construction

1969

Construction Type

Steel frame with brick exterior

Ceiling Height

16'-18'

Roof

TPO Membrane

Sprinkler System

Wet

Loading Docks

1

Drive-in Doors

4 exterior bay doors ranging from 8'x12' to 22'x18'; 3 interior bay doors 8'x12'

HVAC

19,677 SF climatized

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 | 3-Phase 4-Wire service

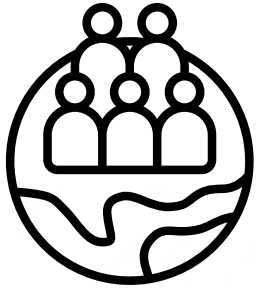


PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE

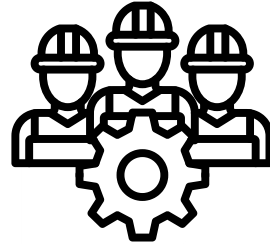
KEY DEMOGRAPHICS

BEAUFORT COUNTY, SC



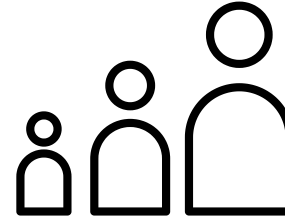
POPULATION

194,358



LABOR FORCE

88,558



AVERAGE AGE

38.5



AVERAGE HH INCOME

\$93,596

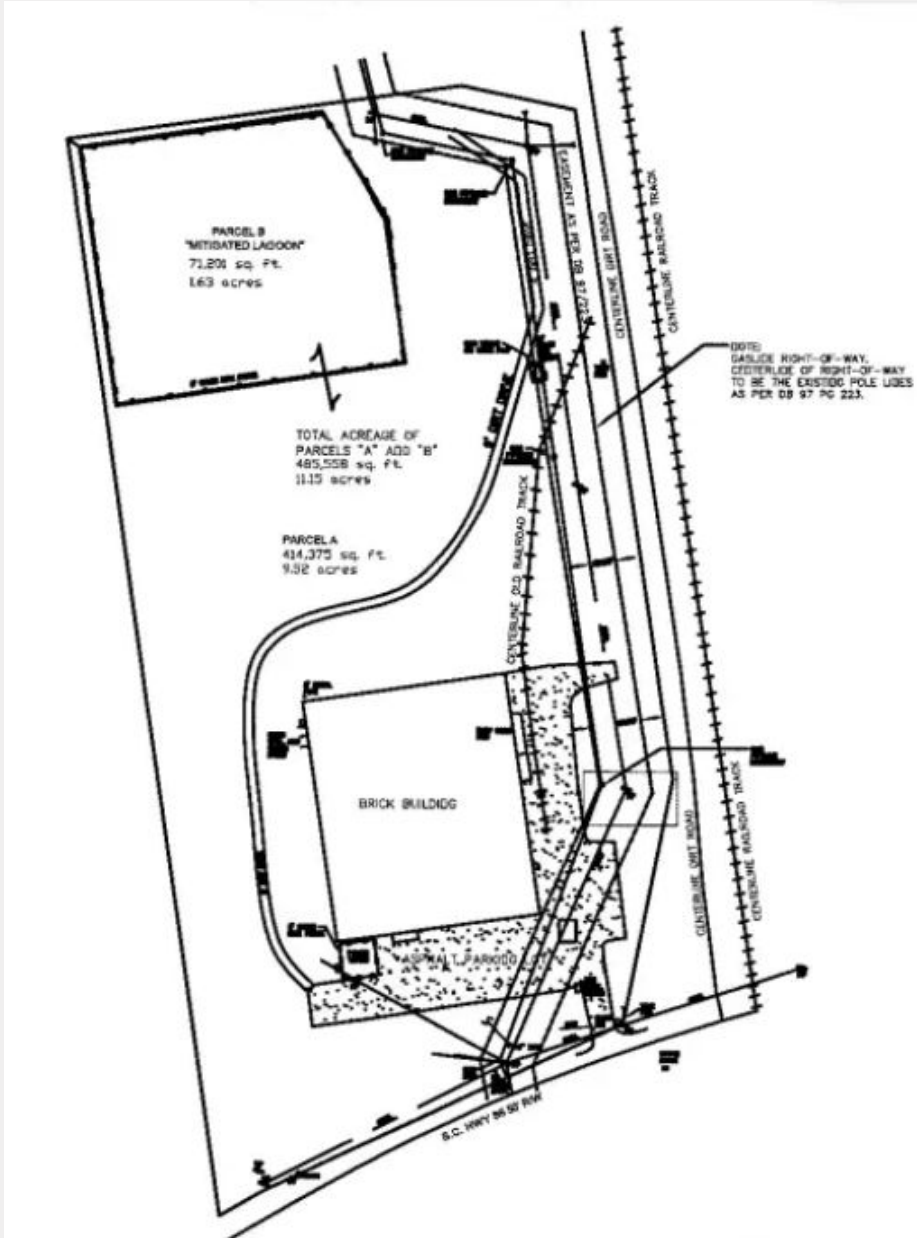
NOTABLE USES UNDER S1 ZONING

PERMITTED			CONDITIONAL	
Manufacturing, Processing, and Packaging Light (15,000 SF or greater)	Outdoor Maintenance/Storage Yard	Manufacturing, Processing, and Packaging (Heavy)	Wholesaling and Distribution	Warehousing
Manufacturing, Processing, and Packaging Light (Less than 15,000 SF)	Vehicle Sales & Rental: Heavy	Agricultural Support Services	Salvage Operations	General Offices & Services: 50,000 SF or
Transportation Terminal	Parking Facility: Public or Commercial	Forestry	Waste Management: Regional Waste Transfer & Recycling	Residential Storage Facility

SURROUNDING INDUSTRIES



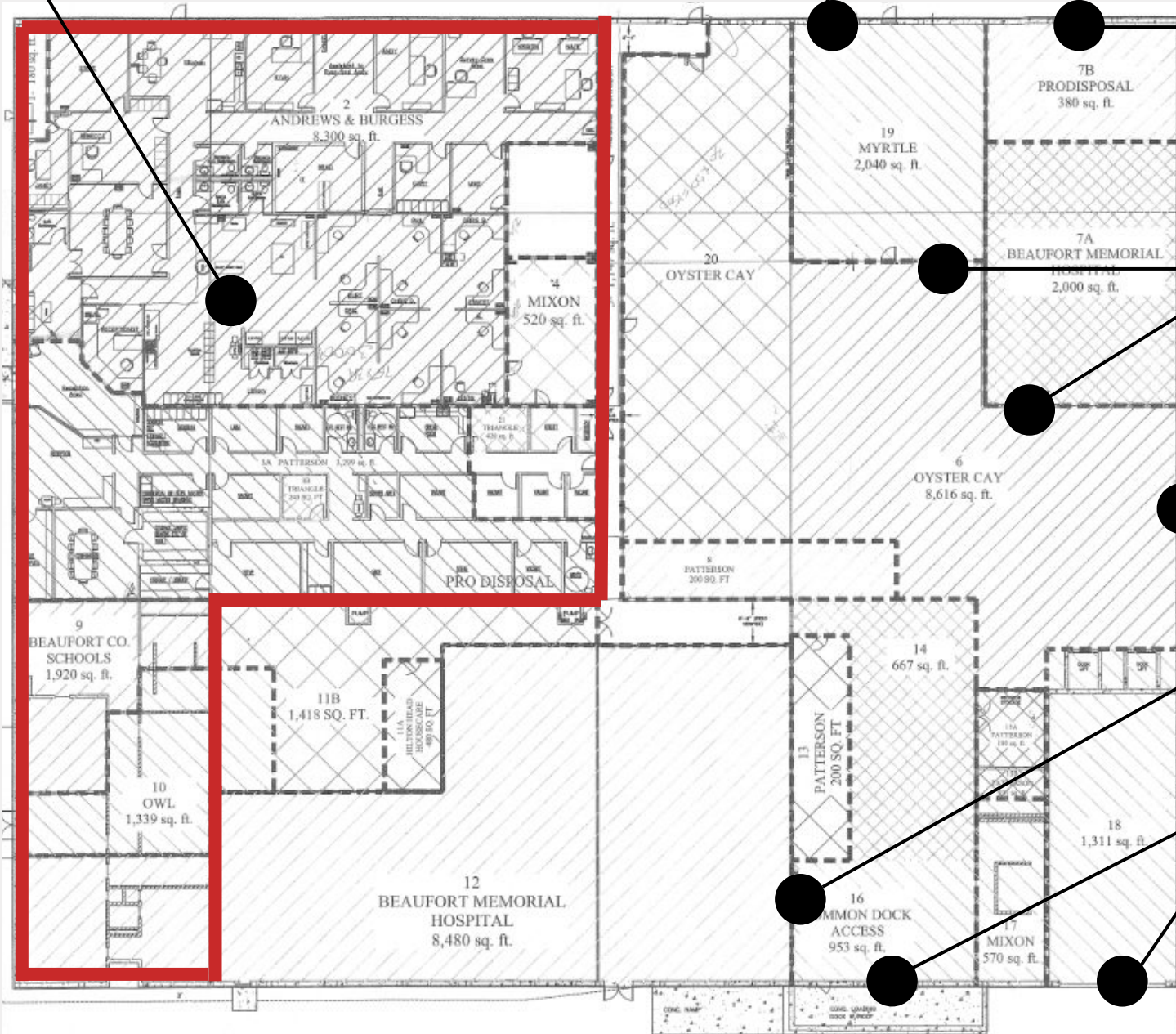
SITE PLAN



+/-19,677 SF CLIMATIZED

EXTERIOR BAY DOOR

FLOOR PLAN



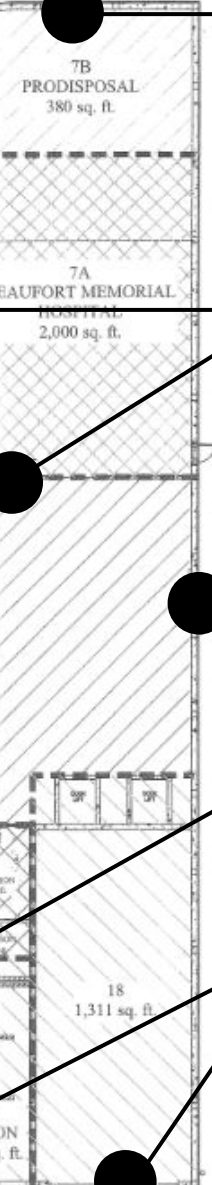
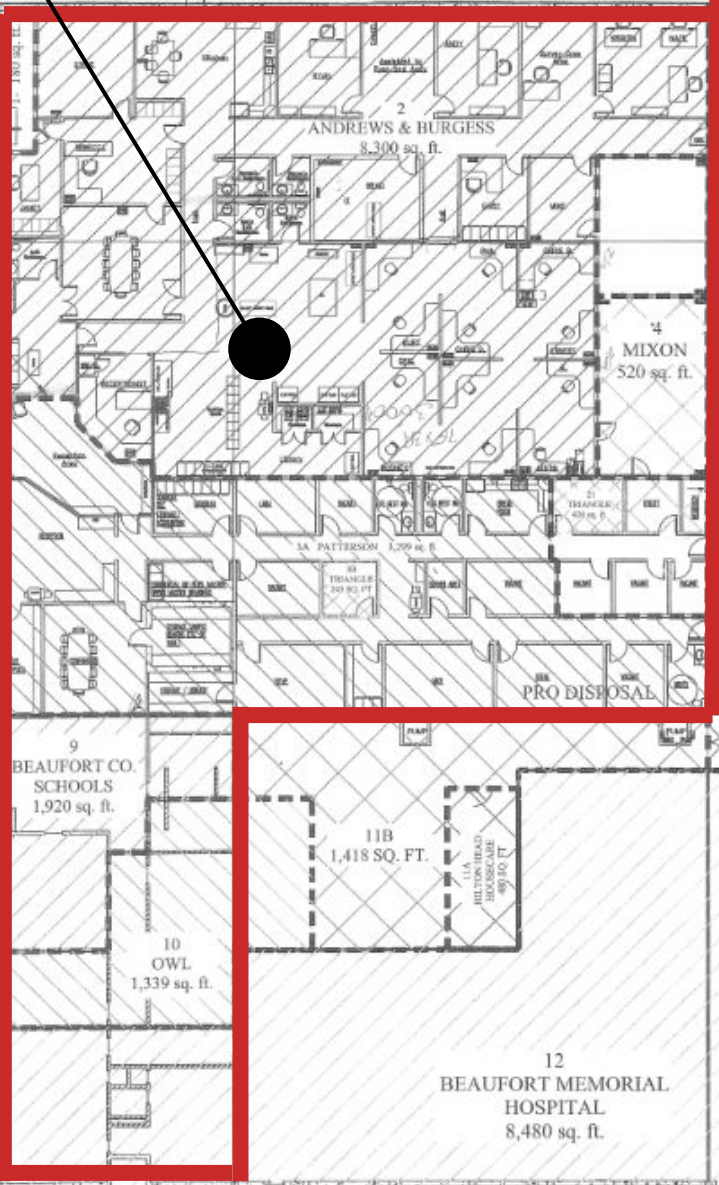
EXTERIOR BAY DOOR

INTERIOR BAY DOORS

EXTERIOR BAY DOOR

INTERIOR BAY DOOR

LOADING DOCKS



INTERIOR PHOTOS



EXTERIOR PHOTOS





PRINCIPAL
ADVISORS

COMMERCIAL REAL ESTATE



REYNOLDS ROBINSON

PHONE : 843-380-2530 ext. 700

EMAIL : rrobinson@principalrem.com

WEBSITE : www.principalrem.com

Information contained herein is from sources deemed reliable but is not guaranteed and is subject to errors, omissions, changes in price or terms, prior sale, lease, or withdrawal without notice. No warranty or representation, express or implied, is made as to the accuracy of the information. Prospective parties should conduct their own independent due diligence and verification of all matters relating to the property. Broker, agent, and owner assume no liability for inaccuracies or omissions.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR PROPERTY DETAILS.**