



Laydown Yard for Lease

Less than 3 miles to I-95

Jefferies Hwy / I-95 Drop Yard

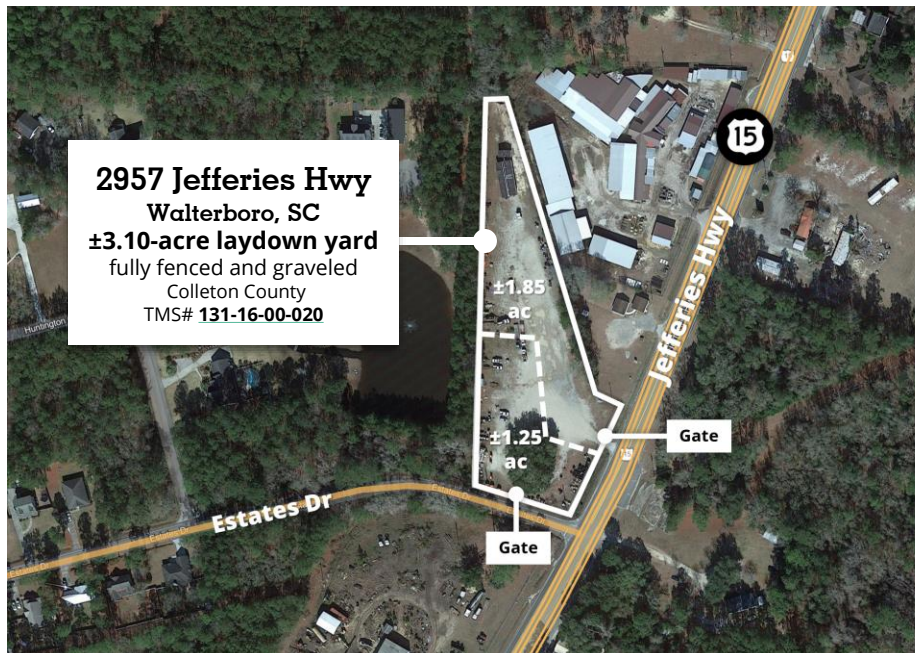
2957 Jefferies Hwy / US-15

Walterboro, SC 29488 – Colleton County

**AVISON
YOUNG**

The Opportunity

2957 Jefferies Hwy
Walterboro, SC 29488
Colleton County, SC USA



Status	For Lease – View Details
Address	2957 Jefferies Hwy – View Location Walterboro, SC 29488
Municipality	Colleton County
TMS#	131-16-00-020
Property Type	Industrial land, contractor storage yard, industrial outdoor storage (IOS), commercial
Total Site Area	±3.1 acres
Min Divisible	±1.25 acres
Max Contiguous	±3.1 acres
Zoning	Please contact
Improvements	Yard is cleared, graveled and fully fenced
Available Date	Please contact
Lease Rate	\$2,000-3,000/ac/month; NNN Lease
Tenancy	Single*

+3.1 acre secured laydown yard – fully fenced and graveled

Coming available for lease, located 2.9 miles from I-95

2957 Jefferies Highway aka US-HWY 15 in Walterboro, SC offers an opportunity to lease a 3.10-acre laydown yard located in Colleton County, South Carolina. Located 2.9 driving miles from I-95 (Exit 57, SC-64 / I-95), 3.6 driving miles to the Lowcountry Regional Airport, and 1 hour (±40miles) to Charleston.

The site is fully fenced, graveled, and offers multiple ingress-egress points via Jefferies Hwy/US-15 (4 lanes) and another via Estates Dr. (2 lanes) for improved flow throughout the site. Potential to subdivide depending on a user's operation and requirement*

The proximity to the interstate/I-95 corridor, multi-port access (54mi to Port of Savannah / 73mi to Port of Charleston), and over 240ft of frontage on one of Walterboro's major thoroughfares –this site offers visibility, proximity to major southeast port markets, and a secured option for a variety of Industrial Outdoor Storage ("IOS") and related parking and commercial uses.

The site is currently leased and being utilized as a contractor storage yard, please do not drop in on the Tenant – [contact for details](#) and to setup a time to tour the site.



+3.1-acre site, fully fenced & graveled, coming available for lease. Potential to subdivide*



+240ft of frontage on Jefferies Hwy aka US-15 with traffic counts of **+10,900 (2021)**



2.9 driving miles to I-95 and 30 miles to I-95/I-26 (Exit 169) with immediate highway access



Multi-port access- **53.1 miles to SC Port Terminal (HLT)** & **72.3 miles to GA Port of Savannah**

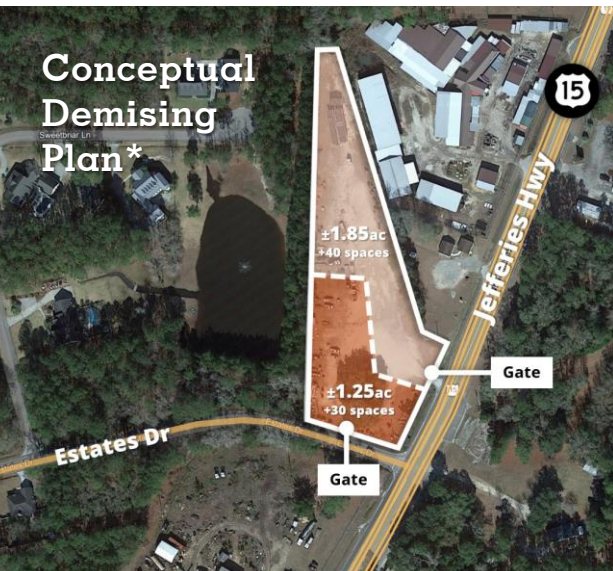
Get more
information

Courtney L. Kuhn, CCIM
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(216)570-0910

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Conceptual Demising Plan

2957 Jefferies Hwy
Walterboro, SC 29488
Colleton County, SC USA



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Property Photos

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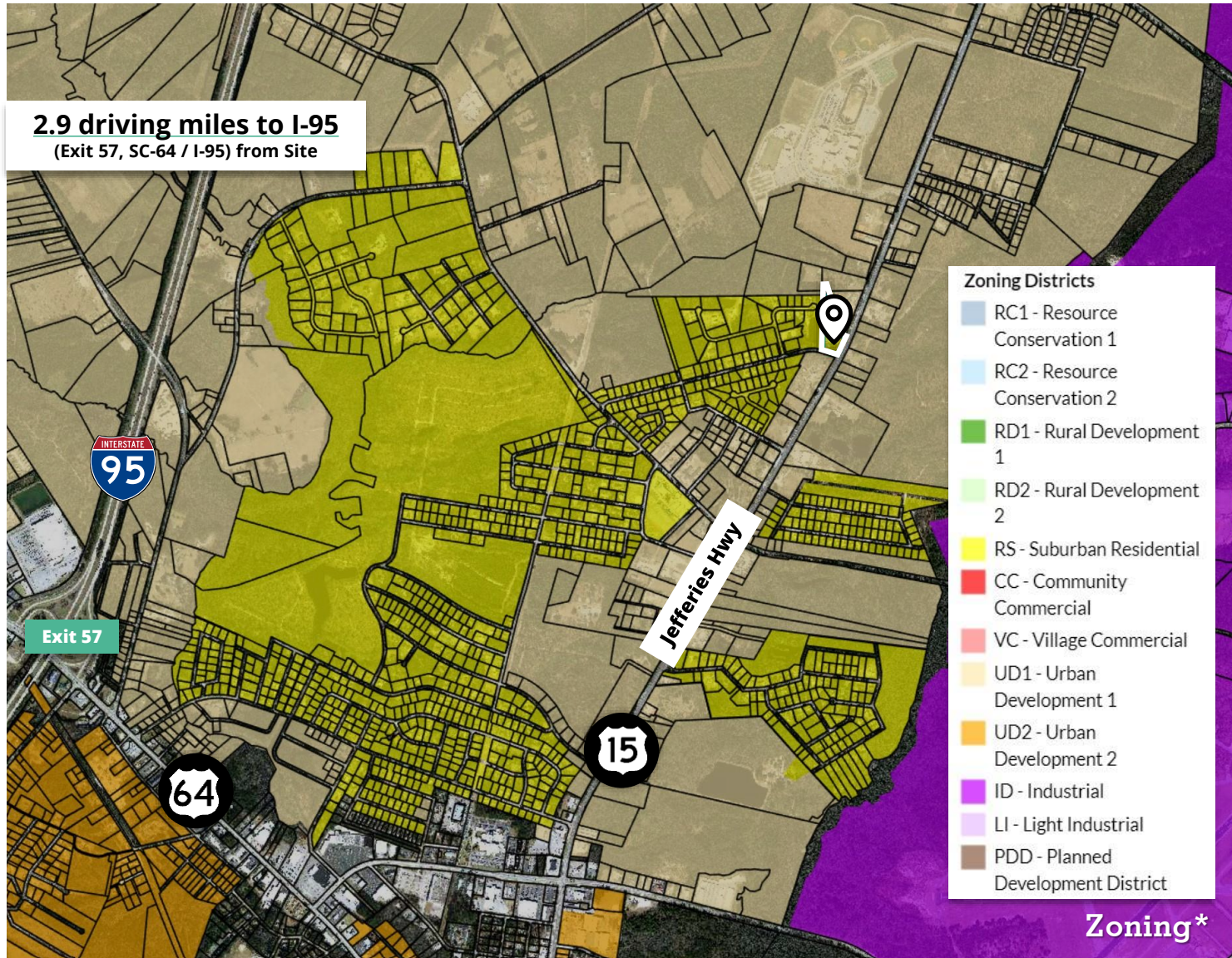
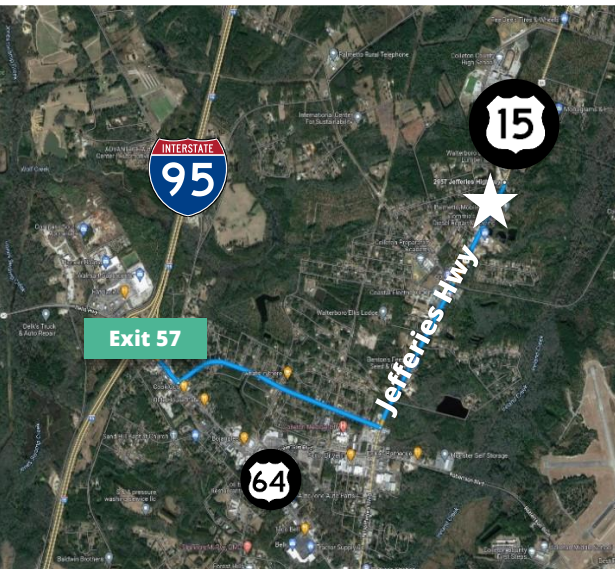
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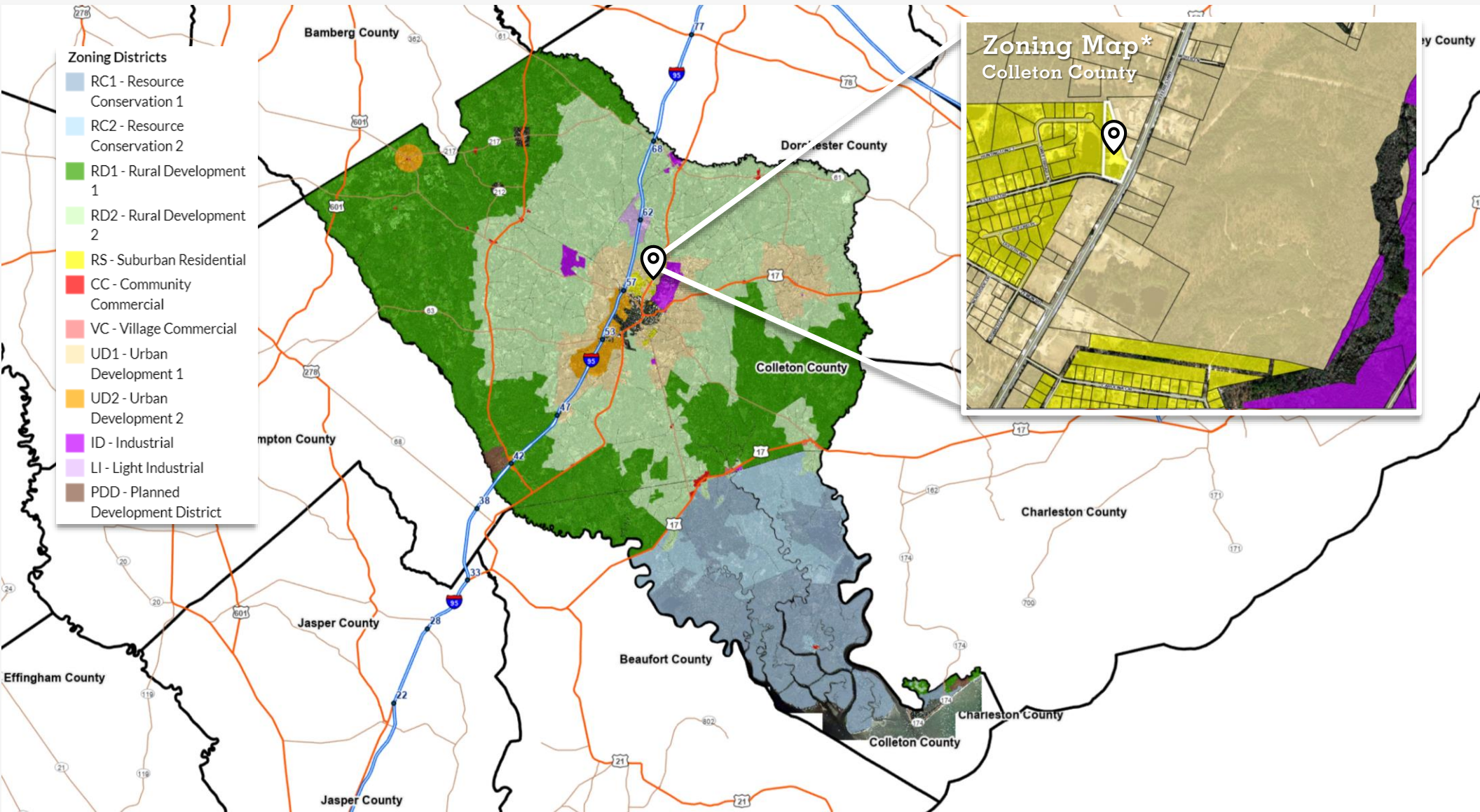
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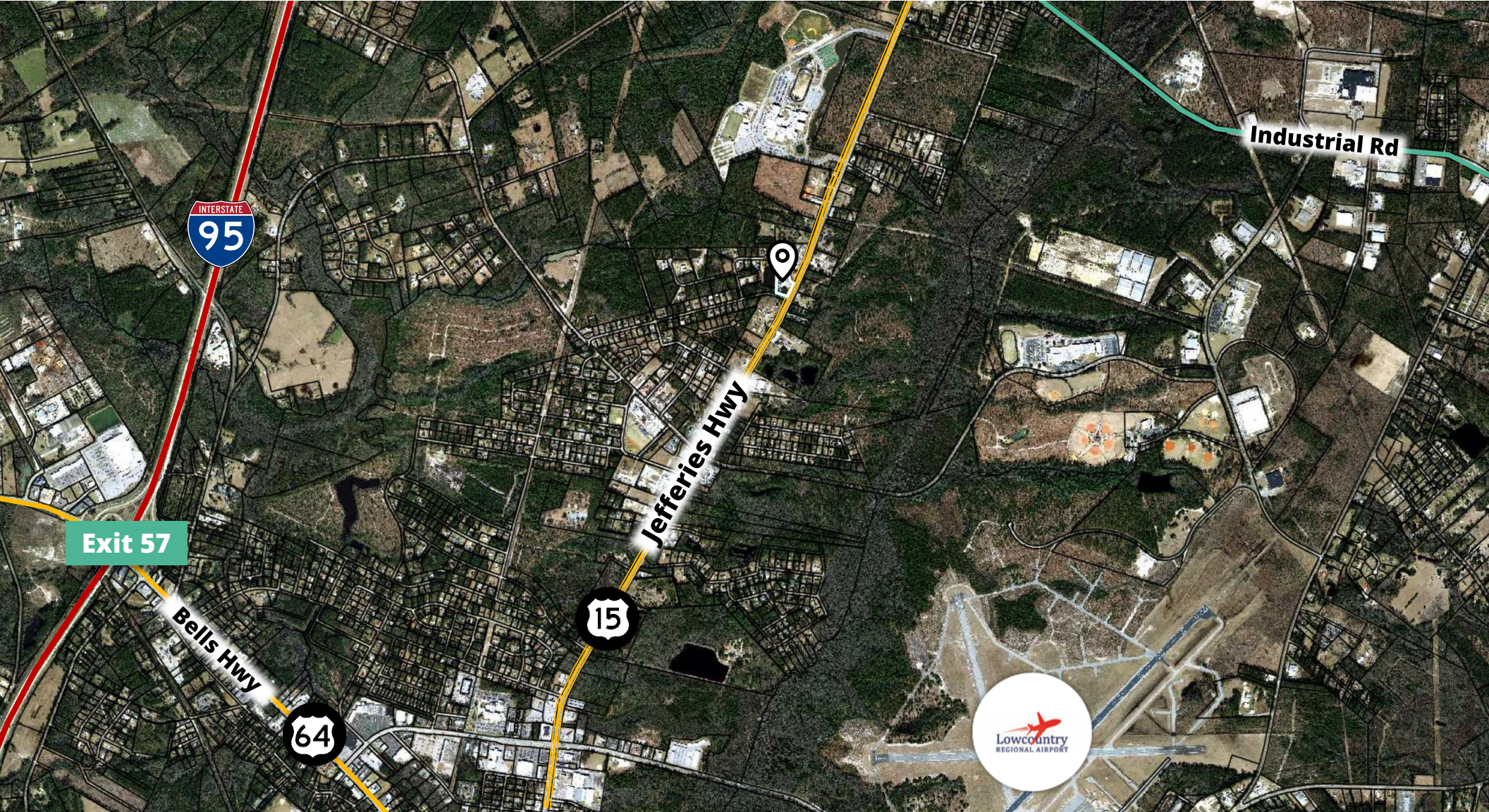
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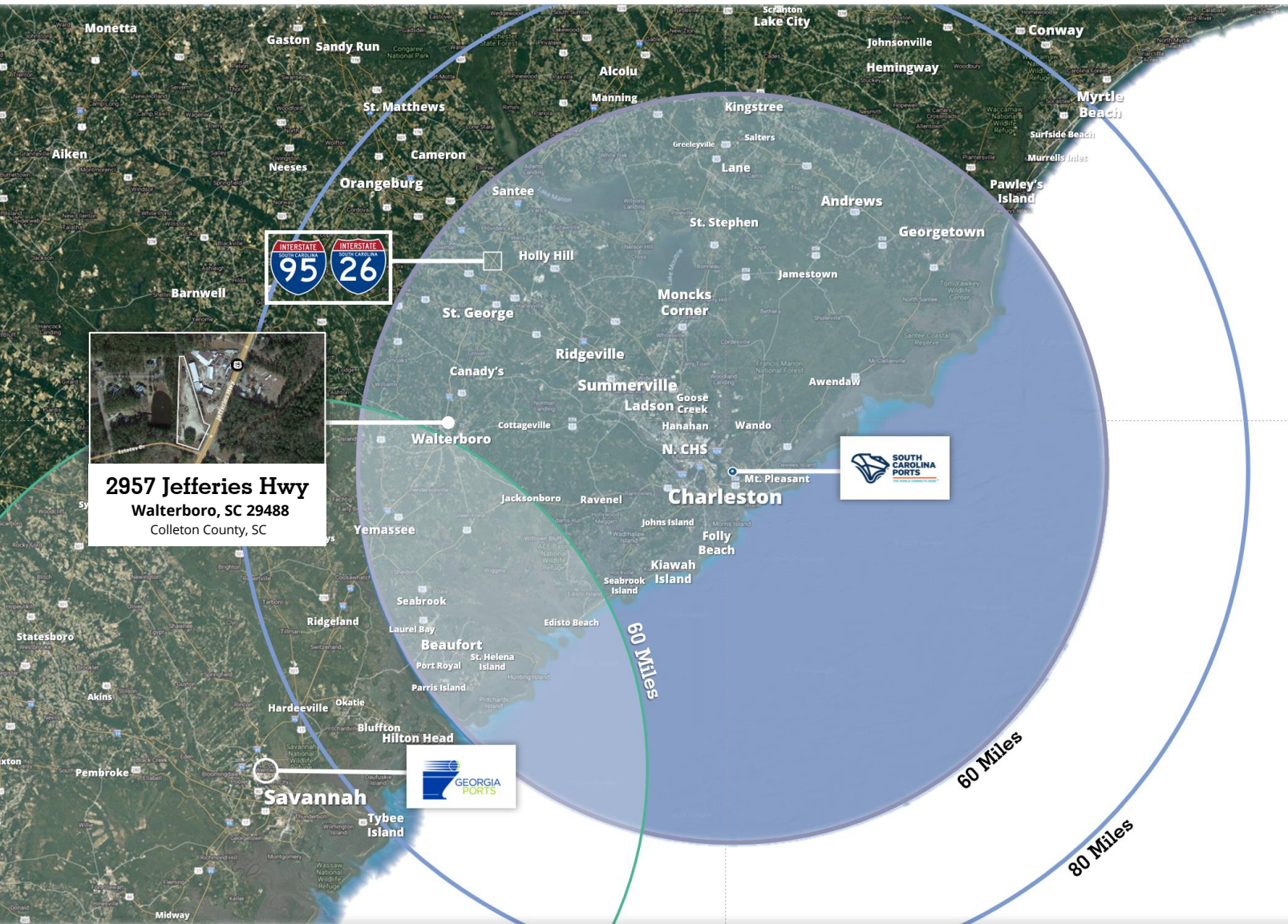
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VIEW LOCATION ONLINE

Location

2957 Jefferies Hwy
Walterboro, SC 29488
Colleton County, SC USA



2957 Jefferies Hwy
Walterboro, SC 29488
Colleton County, SC

Key Drive Time / Distances to Major POI's - from Site:
2957 Jefferies Hwy
Walterboro, SC



2.9 miles to I-95
(Exit 57, US-64 / I-95)
[View Route](#)



30 miles to I-26 / I-95
(Exit 169)
[View Route](#)



53.1 miles to SC Port Terminal (HLT)
[View Route](#)



72.3 miles to GA Port of Savannah
[View Route](#)

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Proximity to Major Manufacturers

- ⦿ **28.2 driving miles** (30 mins) to the new **Agriculture Technology Campus (ATC)** in Early Branch, SC
- ⦿ **33 driving miles** (45 mins) to **Volvo** in Ridgeville, SC
- ⦿ **42 miles** (43 minutes) to **TICO Manufacturing** in Ridgeland, SC
- ⦿ **53 driving miles** (1 hour) to **Boeing / Charleston International Airport (CHS)**
- ⦿ **70 driving miles** (1 hour) to **Gulfstream**



2957 Jefferies Hwy / Hwy 15
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Colleton County, SC



Source: Maps/Data

**Get more
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VIEW INTERACTIVE MAP

Colleton County, SC

2957 Jefferies Hwy
Walterboro, SC 29488
Colleton County, SC USA



Colleton County

Colleton County is located in the coastal Lowcountry region of South Carolina along Interstate 95.

It is home to the Lowcountry Regional Airport (RBW), one of the largest general aviation airports in South Carolina, offering 3 runways and 500+ airside acres.

It is only an hour's drive to the Charleston International Airport (CHS), Savannah/Hilton Head International Airport (SAV), the Port of Charleston, and the Port of Savannah, as well as the aerospace hubs surrounding the Boeing Dreamliner facility in Charleston and the Gulfstream facility in Savannah.

With fully developed industrial sites along I-95, Colleton County offers excellent access to transportation routes.

Worldwide manufacturers as diverse as Floralife, Crescent Dairy and Beverages, and Meter Bearings Group have located their operations here. These successful industries enjoy low operation costs, a business-friendly environment and access to state-of-the-art workforce training.

<https://southerncarolina.org/Colleton>



[Click to View](#)

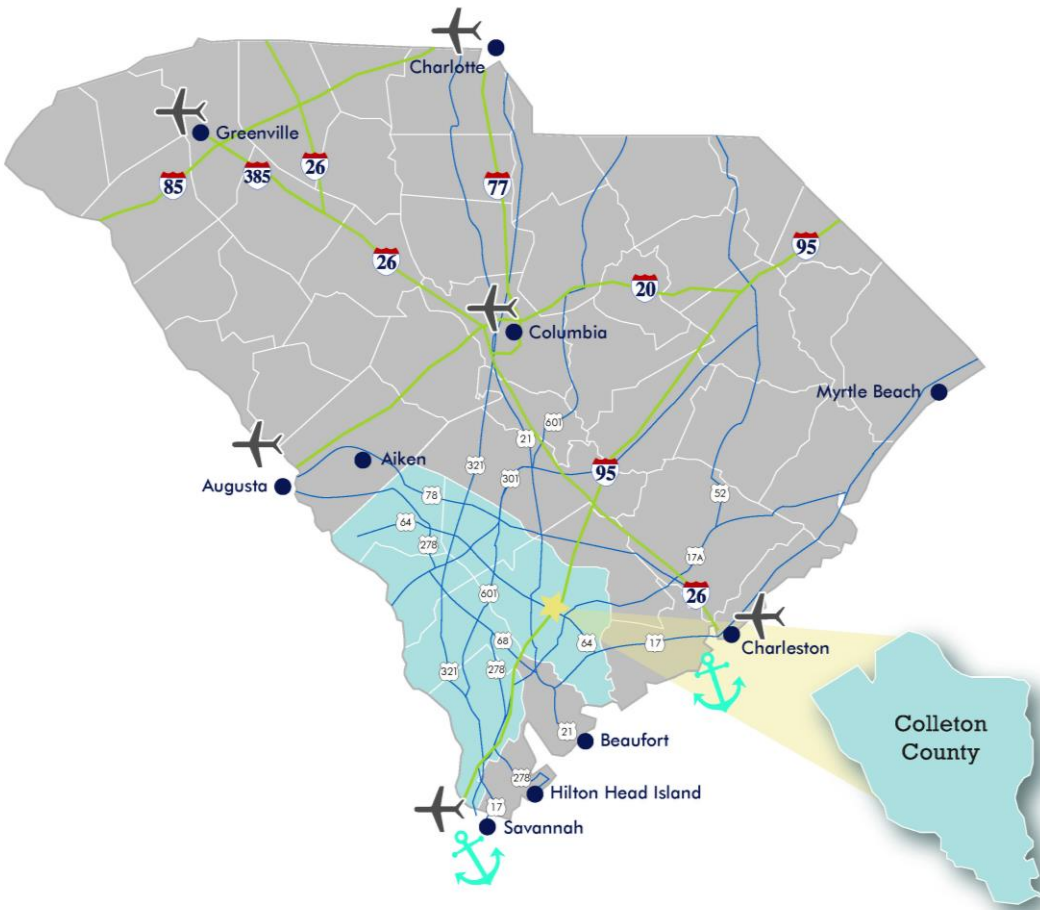
Southern Carolina Alliance
2022 Annual Review (3.16.2023)



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Colleton County, SC

- Colleton County Economic Alliance (CCEA)
<https://southerncarolina.org/?/colleton>
- Colleton County GIS: <https://qpublic.schneidercorp.com/ColletonCounty>
- Colleton County RMC: <https://www.colletoncounty.org/register-deeds>
- Colleton County Property Search:
<https://qpublic.schneidercorp.com/Application.aspx?AppID=1046&LayerID=23500&PageTypeID=2&PageID=9798>
- Colleton County, SC: <http://www.colletoncounty.org/>
- Planning & Development Department: Joshua Rowland (Director)
<https://www.colletoncounty.org/boards-commissions-and-committees/land-use-zoning-board-appeals>
- Colleton County-Walterboro Chamber of Commerce:
<http://walterboro.org/>
- Lower Savannah Council of Governments (LSCOG) <http://www.lscog.org/>
- Southern Carolina Regional Alliance (Regional Economic Development):
<http://www.centralsc.org/>

Workforce Training, Universities, Technical Colleges and Training Centers

- [Advanced Manufacturing Skills Training Program](#)
- [ReadySC](#)
- [Apprenticeship Carolina](#)
- [WorkReady Communities](#)
- [State Technical College System](#)
- [Technical College of the Lowcountry](#)
- [University of South Carolina - Beaufort](#)
- [University of South Carolina - Salkehatchie](#)
- [Palmetto Training](#)

COLLETON COUNTY
SOUTH CAROLINA
ECONOMIC ALLIANCE, INC.



SCA
REGIONAL DEVELOPMENT ALLIANCE
CELEBRATING 25 Years OF SUCCESS

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