

FREEDOM INDUSTRIAL PARK

FOR SALE OR LEASE

BUILDING 5
124 MARBLE ROAD

BUILDING 6
62 MARBLE ROAD

PRIVATE LAY-DOWN YARD INCLUDED AT NO ADDITIONAL COST

Two Class A Industrial Opportunities

HARDEEVILLE • SOUTH CAROLINA • 29927

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BUILDING 5 • 124 MARBLE ROAD

±24,000-48,000 SF

BUILDING 6 • 62 MARBLE ROAD

±42,108 SF

FREEDOM INDUSTRIAL PARK

THE REMAINING OPPORTUNITIES

Choose the right footprint

Two brand-new Class A industrial buildings with direct access to the Savannah logistics network, available for purchase or lease.

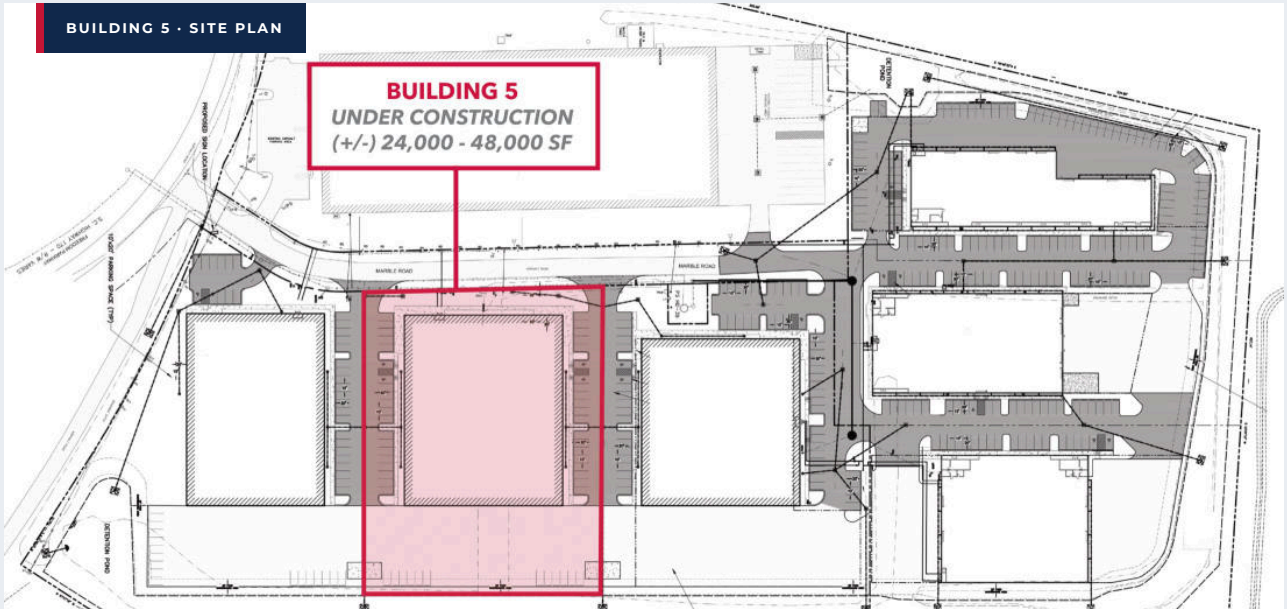


BUILDING SIZE	±24,000-48,000 SF
LAND AREA	±1.83 acres
DELIVERY	Q1 2027
LOADING	2 dock-high · 2 grade-level
POWER	400 amp, 480/277V, 3-phase; expandable
OFFICE	Build-to-suit

FOR SALE Call for Pricing	FOR LEASE \$15.75 NNN
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BUILDING SIZE	±42,108 SF
LAND AREA	±1.64 acres
DELIVERY	Q2 2027
LOADING	2 dock-high · 2 grade-level
POWER	400 amp, 480/277V, 3-phase; expandable
OFFICE	Build-to-suit

FOR SALE Call for Pricing	FOR LEASE \$16.50 NNN
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BUILDING 5

124 Marble Road

HARDEEVILLE · SOUTH CAROLINA

BUILDING SIZE	±24,000-48,000 SF
LAND AREA	±1.83 acres
DELIVERY	Q1 2027
CONSTRUCTION	Clear-span PEMB
CLEAR HEIGHT	21' Minimum
ROOF	Standing seam metal, R-25 insulation
LOADING	2 dock-high · 2 grade-level
DOORS	DH 8' x 10' · GL 12' x 14'
POWER	400 amp, 480/277V, 3-phase; expandable to 800 amp
OFFICE	Build-to-suit
ZONING / TMS	PDD-HT · 039-00-03-027

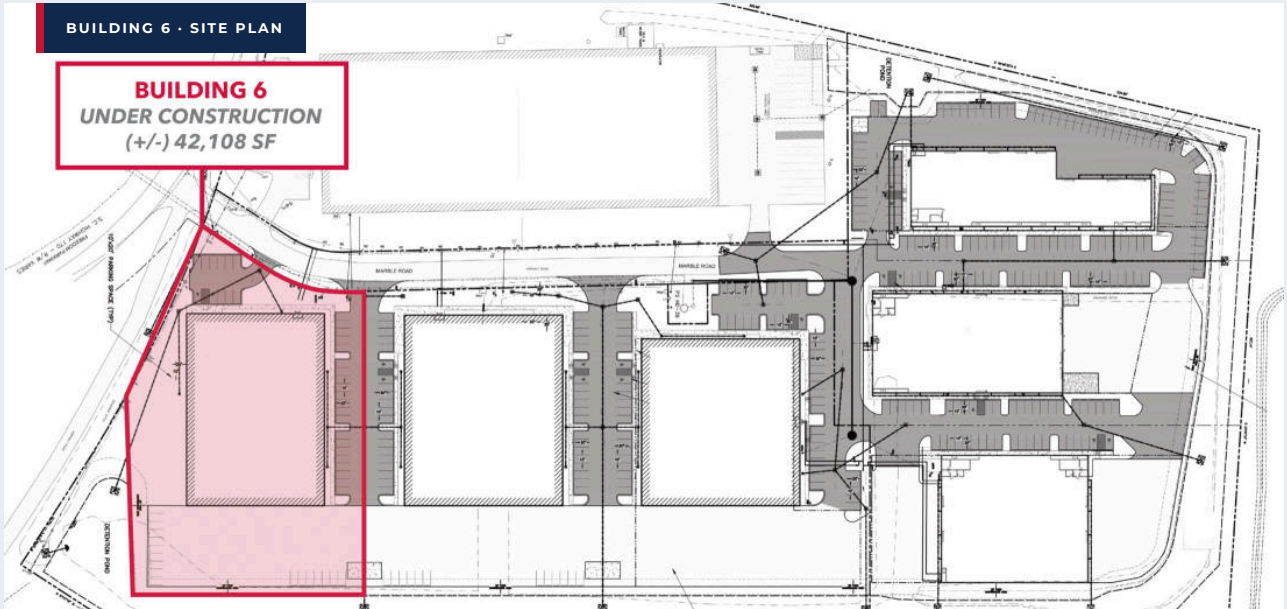
FOR SALE
Call for Pricing

FOR LEASE
\$15.75 NNN

Brand-new Class A construction designed for warehouse, distribution, manufacturing and service users.



BUILDING 6 · CONCEPTUAL AERIAL



BUILDING 6 · SITE PLAN

BUILDING 6
UNDER CONSTRUCTION
(+/-) 42,108 SF

BUILDING 6

62 Marble Road

HARDEEVILLE · SOUTH CAROLINA

BUILDING SIZE	±42,108 SF
LAND AREA	±1.64 acres
DELIVERY	Q2 2027
CONSTRUCTION	Clear-span PEMB
CLEAR HEIGHT	21' Minimum
ROOF	Standing seam metal, R-25 insulation
LOADING	2 dock-high · 2 grade-level
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FOR SALE
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FOR LEASE
\$16.50 NNN

A full-building opportunity with modern loading, scalable power and build-to-suit office space.

BUILDING & PARK CONTEXT

Built for modern industrial users

Clear-span construction, flexible office layouts and immediate access to one of the Southeast's most active logistics corridors.



REPRESENTATIVE COMPLETED INTERIOR



CONCEPTUAL BUILDING RENDERING

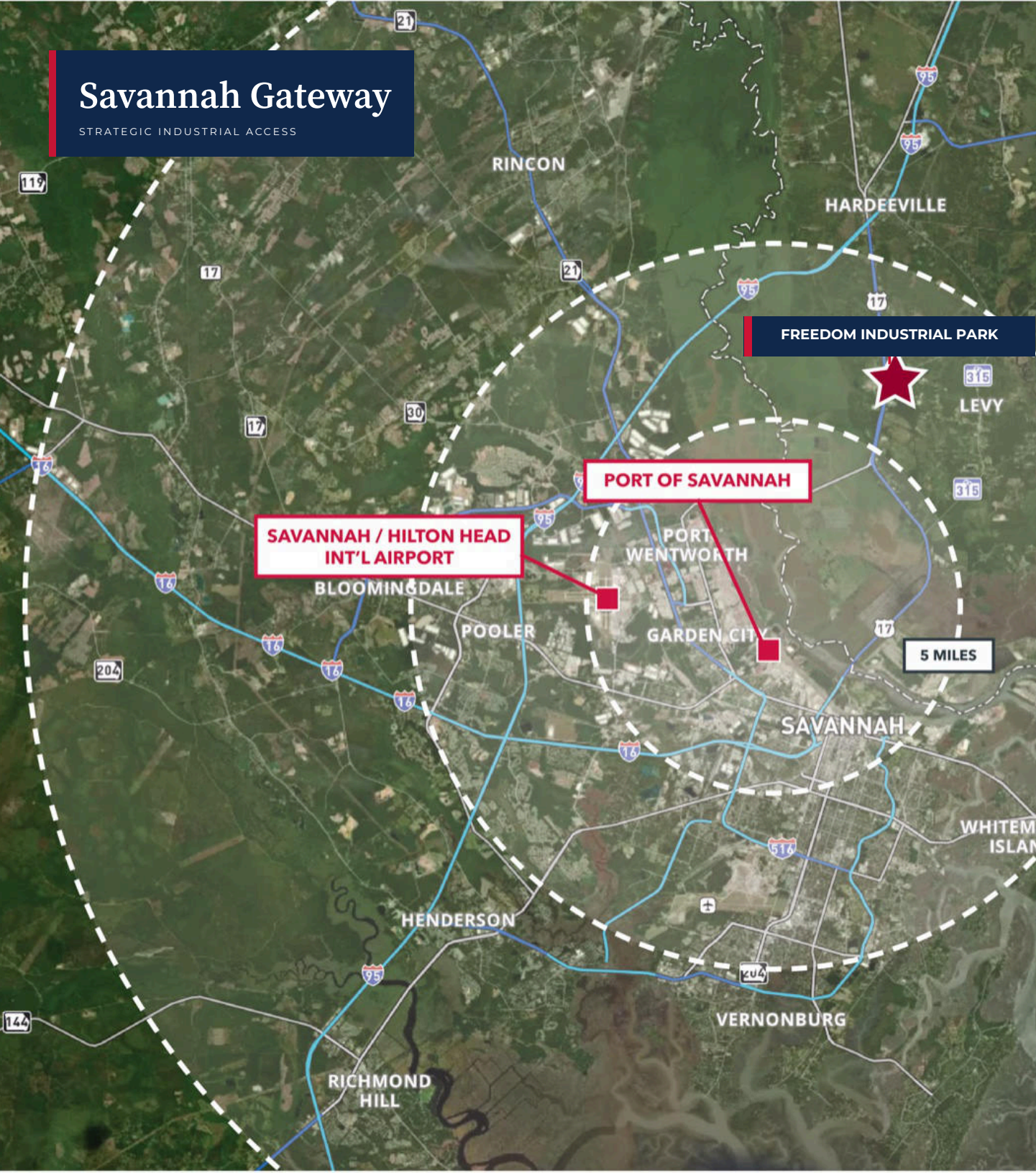
- + 21' minimum clear height with clear-span PEMB construction
- + Dock-high and grade-level loading
- + Build-to-suit office space and fiber optic availability
- + Suitable for warehouse, distribution, manufacturing and service uses
- + Standing seam metal roof with R-25 insulation
- + 400 amp, 480/277V, 3-phase power; expandable
- + Ordinary Hazard Group 2 fire protection
- + Established and occupied industrial park

BUSINESS & OWNERSHIP ADVANTAGES

Opportunity Zone and FILOT in place
 Potential South Carolina performance-based incentives
 No statewide inventory tax
 Lowcountry location near Savannah, I-95 and the Port

Savannah Gateway

STRATEGIC INDUSTRIAL ACCESS



FREEDOM INDUSTRIAL PARK

Connected to the Southeast

I-95	±4.5 miles
Savannah, Georgia	±10 miles
Port of Savannah	±7 miles
Hilton Head / Bluffton	±14.5 miles
Charleston, SC	±80 miles

- + Direct regional and port logistics access
- + Opportunity Zone and FILOT in place
- + Attractive South Carolina incentive programs

CONTACT

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