

Newly completed spec building with rail access

321 Commerce Parkway | Early Branch, SC

FOR LEASE OR SALE



50,000 SF AVAILABLE; EXPANDABLE TO 200,000 SF

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FOR LEASE OR SALE



Overview

Newly completed 50,000 sf speculative industrial building in the **Southern Carolina Industrial Campus**, a 1,369 acre industrial park in Hampton County. The **rail-served property** offers CSX access, expansion potential up to 200,000 sf, and utility infrastructure capable of supporting manufacturing and distribution users. Located within a **Foreign Trade Zone, Opportunity Zone**, and **Tier III incentive** county, the property offers significant advantages for occupiers seeking speed to market, workforce accessibility, and a logistically advantageous location.

This property is centrally located between four major markets, including Augusta, Columbia, Charleston, and Savannah.

Highlights

- Significant tax advantages with Foreign Trade Zone Opportunity Zone, and Tier III incentives
- Less than a 5-minute drive to I-95/Exit 38
- Easy access to Port of Savannah (54 miles) and Port of Charleston (67 miles)

Sale price	\$4,750,000
Space	±50,000 -200,000 sf
Date available	Now
Office sf	Build-to-suit
Lease type	Triple net (NNN)
Rate	Contact broker
Zoning	RR-Rural Development Resource Conservation
Municipality	Hampton County Unincorporated

PROPERTY SPECIFICATIONS

Building Size (GLA) 50,000 sf; expandable to 200,000 sf

Building Dimensions 200' x 250'

Lot Acreage ±18 acres

Parking To suit tenant

No. of Floors Building delivered without a finished floor (floor to suit tenant)

Clearance Height 34' eave height

Column Spacing 50' x 50'

Dock-High Doors 3 in place; designed to accommodate additional dock positions via 9x10 knockout panels (final qty TBD by design)

Grade-Level / Drive-In Doors 1 oversized drive-in door (12'W x 14'H) with ramp

Roof 60 Mil TPO Membrane

Walls Precast concrete (3 sides) with IMP expansion wall

Lighting LED, to suit tenant

Sprinklers To suit tenant



CSX rail-served property

- Rail expansion potential
- Suitable for manufacturing and bulk distribution users



Expandable utility capacity

Utility	Provider/Service	Notes
Gas	Dominion Energy	4" line adjacent to site; 60 PSI
Power	Dominion Energy	23 kV distribution; 115 kV transmission available
Water	Lowcountry Regional Water System	10" line adjacent to site; 244,000 GPD capacity, upgradeable
Sewer	Lowcountry Regional Water System	10" gravity line adjacent to site; 364,000 GPD capacity, upgradeable
Telecom	CenturyLink / Hargray	-
Rail	CSX	On site; rail-served
Fire Dept. / ISO	4 miles away	ISO Rating: 5



Developing park

Southern Carolina Industrial Campus

- 1,369-acre master-planned industrial park
- Rail infrastructure
- Completed due diligence
- Existing development with established utility infrastructure



Hampton County makes business sense

TIER III INCENTIVES, FOREIGN TRADE ZONE ACCESS, AND OPPORTUNITY ZONE
ADVANTAGES REDUCE STARTUP AND EXPANSION COSTS



Tier III state incentives

Eligible projects creating 10+ full-time jobs may qualify for enhanced state incentive programs



Job creation credits

Significant job tax credits available over a five-year period



Lower property tax burden

Fee-in-Lieu-of-Tax (FILOT) agreements can provide predictable, reduced property tax costs



Workforce training

Employee training assistance helps offset workforce development expenses



Customized incentive packages

Incentive structures can be tailored to business size, investment level, and job creation plans



Multi-county park status

Additional benefits may be available for qualifying locations within a Multi-County Industrial Park

\$20,250
tax credit per job

5 years
job tax credit potential

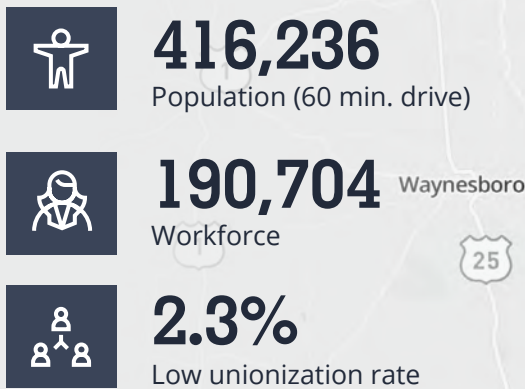
0%
State property tax

0%
inventory tax

0%
local income tax

Exempt
Manufacturing
equipment

Location



Distances	
I-95	6 minutes
I-26	53 minutes
Port of Savannah	54 miles
Port of Charleston	67 miles

Airports	
Savannah	60 miles
Charleston	71 miles
Augusta	73 miles
Columbia	86 miles





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