

304

**HOOVER STREET NORTH
HAMPTON, SC 29924**



± 55 Acre Redevelopment Opportunity For Sale

Alex Irwin

Senior Vice President
+1 843 637 5013
alex.irwin@avisonyoung.com

Gray Wilson

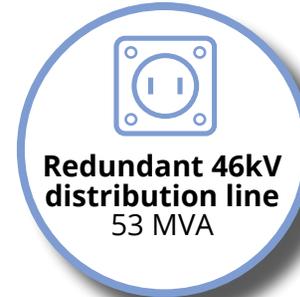
Associate
+1 803 608 5688
gray.wilson@avisonyoung.com

Don Lewis

Associate
+ 1 901 626 7943
don.lewis@avisonyoung.com

**AVISON
YOUNG**

Property overview



Address	304 Hoover Street North, Hampton, SC 29924
TMS	119-05-01-004
County	Hampton
Zoning	Industrial
Lot size	±55.21 acres
Total building size	±770,000 sf
Year built	1942
Warehouse size	±749,174 sf
Office size	±20,826 sf
Clear height	10' - 20'

Roof	Pre-engineered metal; portions covered with single-ply rubber membrane
Lighting	Fluorescent & metal halide
Dock-high doors	Three (3) - 9' x 10'
Sprinklers	Wet and dry system
Power	South Carolina Electric & Gas Redundant 46kV distribution line (53 MVA) ±16 MVA capacity available Multiple on-site substations (4-6 MW)
Water	Lowcountry Regional Water System 12" and 6" lines on-site Total capacity: 0.92 MGD Excess capacity: 0.6 MGD
Sewer	Lowcountry Regional Water System 12" and 8" lines on-site

SALE PRICE: \$3,000,000

Parcel outline



Economic incentives

The state of South Carolina believes in securing its economic future by offering robust economic incentives such as low taxes to attract businesses. These incentives help keep business operating costs low, allowing companies to reinvest in our state. South Carolina offers local incentives through its economic development department along with its regional partners and service providers.

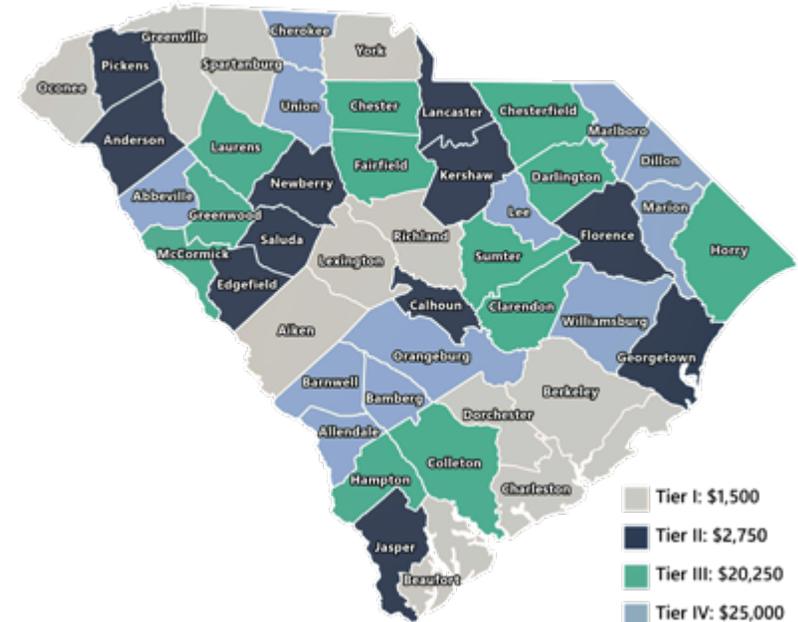
South Carolina economic incentives for business

- No state property tax
- No local income tax
- No inventory tax
- No sales tax on manufacturing machinery, industrial power or materials for finished products
- No wholesale tax
- No unitary tax on worldwide profits
- Favorable corporate income tax structure

Why South Carolina?



[Check out the advantages](#)



Hampton, SC is located in **Tier III Hampton County**, which offers top-tier state incentives for businesses creating at least 10 new full-time jobs. These include significant job tax credits spread over five years and enhanced benefits if located in a Multi-County Industrial Park. Service-based businesses may qualify with 25-175 jobs depending on conditions. These incentives make Hampton a cost-effective and strategic choice for expansion.

Hampton County economic incentives for business

- Tier III State Incentives
- Fee-in-Lieu-of-Property Taxes (FILOT)
- Multi-County Park Status
- Job Development Credits
- Special Source Revenue Credit
- Employee Training

Location overview



METRO MARKETS

- Savannah, GA | 61 Miles
- Charleston, SC | 77 Miles
- Augusta, GA | 77 Miles
- Columbia, SC | 90 Miles



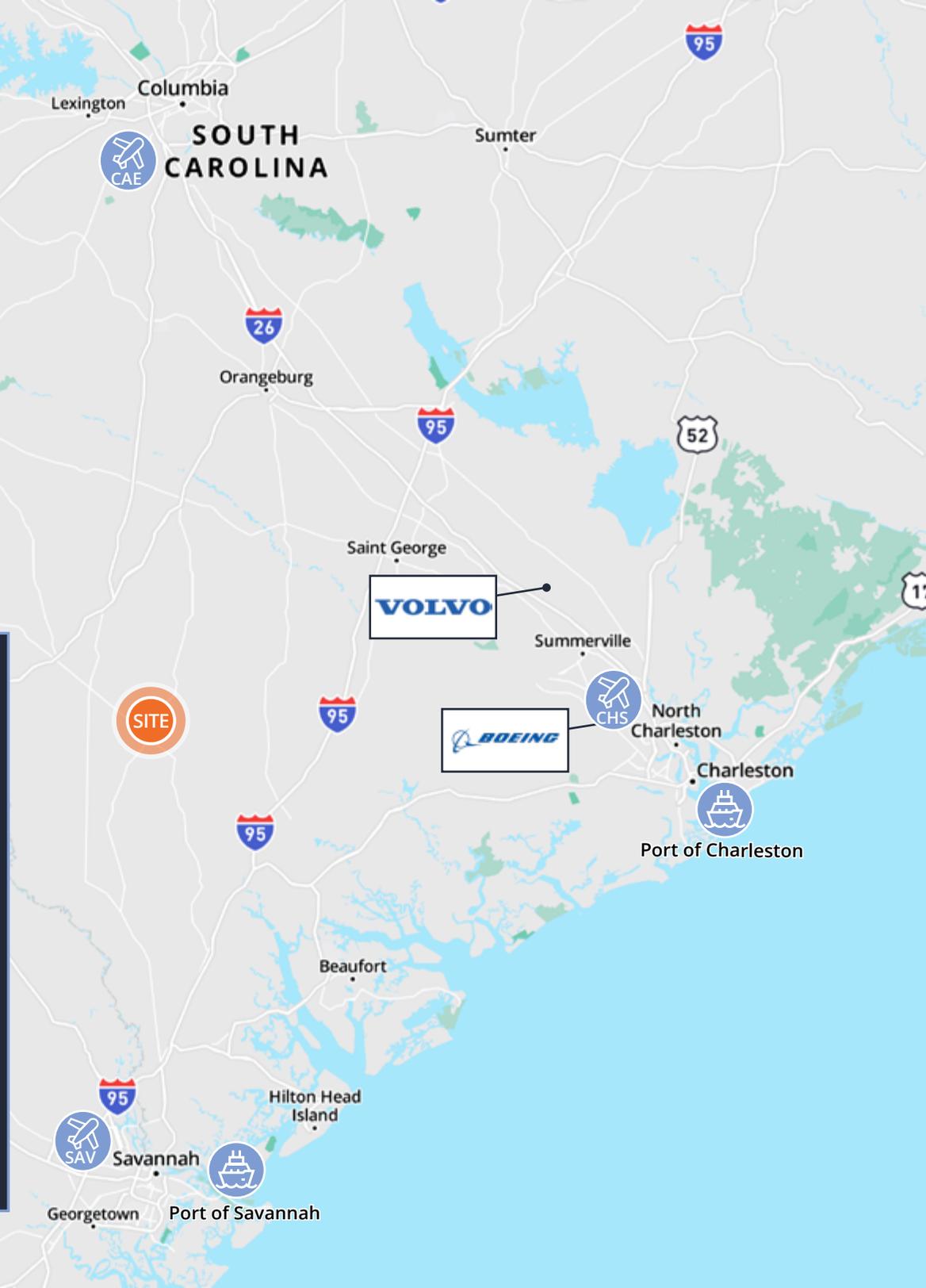
AIRPORTS

- SAV | 60 Miles
- CHS | 71 Miles
- AGS | 73 Miles
- CAE | 86 Miles



POPULATION

- 191,892 | 20 Miles
- 1,641,705 | 40 Miles
- 3,965,504 | 60 Miles



Location



Estill Industrial Park



Oakwood
Chemical
Enabling Discovery



CMT

SC Industrial Campus



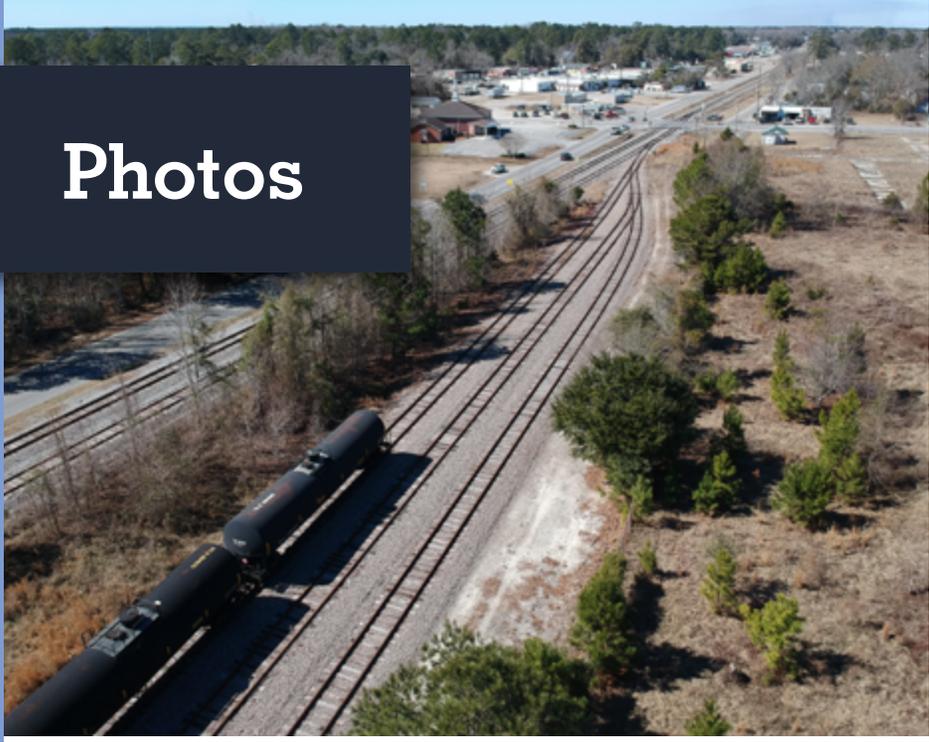
ATC
LOWCOUNTRY
FOOD BANK
nupi

Lowcountry Regional Industrial Park



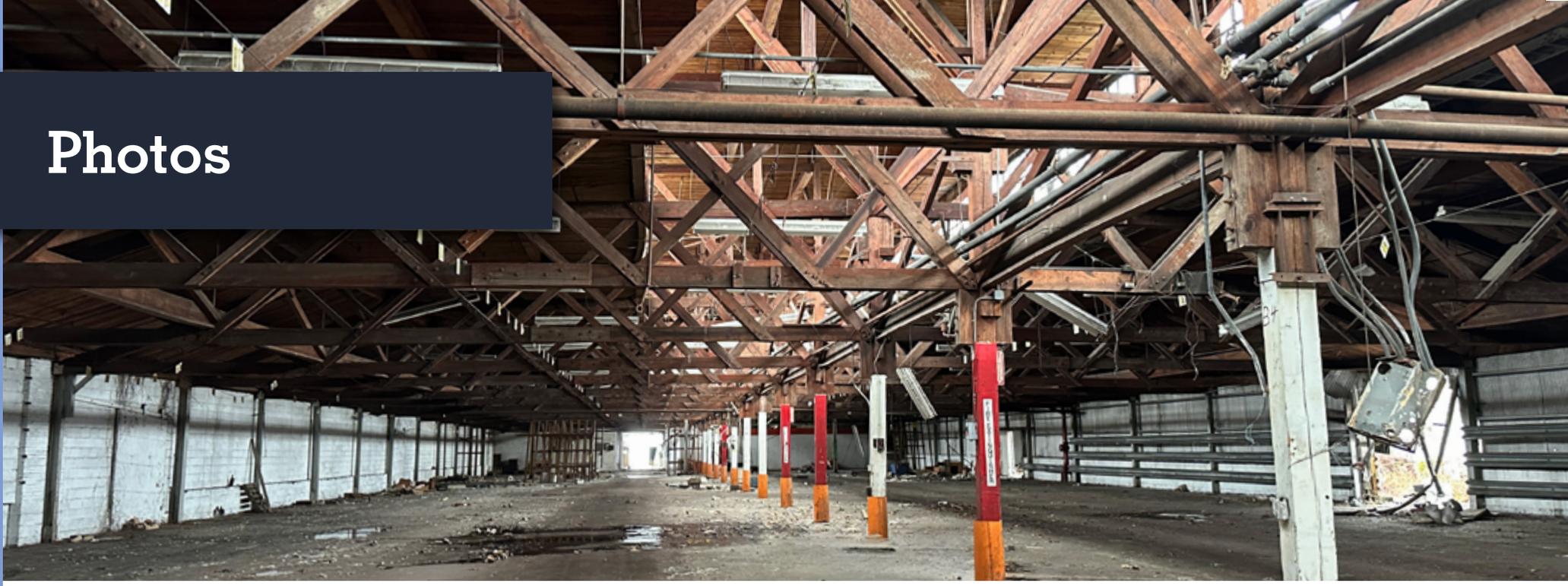
LE CREUSET
EVANESCE
Carolina Textile Care, LLC

Photos



304 HOOVER ST NORTH | HAMPTON, SC

Photos



**AVISON
YOUNG**

Get in touch

Alex Irwin

Senior Vice President
+1 843 637 5013
alex.irwin@avisonyoung.com

Gray Wilson

Associate
+1 803 608 5688
gray.wilson@avisonyoung.com

Don Lewis

Associate
+ 1 901 626 7943
don.lewis@avisonyoung.com

Avison Young - South Carolina, Inc.
40 Calhoun Street, Suite 350
Charleston, SC 29401

Visit us online
avisonyoung.com

© 2026, Avison Young. Information contained herein was obtained from sources deemed reliable and, while thought to be correct, have not been verified. Avison Young does not guarantee the accuracy or completeness of the information presented, nor assumes any responsibility or liability for any errors or omissions therein.

