



Property Address: 164 Robert Smalls Pkwy., Beaufort, SC 29902

County: Beaufort

Parcel Tax ID: R100-029-000-0166-0000

Lease Rate: \$15 psf NNN (Net fees) \$1.1 psf.

\$24,062.50 a/mo. Base rent.

\$1,764.58 a/mo. NNN Fees

Property Size: 47,480+-sf Acres: 1.09 Acres

Building Size SF: 19,250+-sf

Retail SF: 12,650+-sf including Office SF: 522+-sf

Warehouse SF: 6,615+-sf

Bathrooms: 2 (Two) ADA

Location: Highway 170/ RSP Business Corridor

Zoning: T5-UC/RMX (Commercial)

Date of Construction: 1976

Date of Renovation: New front brick façade, sealed floor 2025

Property Type: Retail/ Warehouse/ Flex

Ceiling Height: Retail:

Center: 11'67" to Drop Ceiling

Eves: 10'64" "

Warehouse:

Center: 12' to RFR Beam/ 14'4" to Purlin

Eves: 8' 7" Beam/ 11'5" ceiling

Column Spacing: Retail: 3 (Three) Columns +-23'75" apart

Warehouse: free span

3 columns at the partition walls (+-17' 7"-18' 5" apart)

Roof type: Roof Sheetting, Gable Trim, Skylights, Ridge Vent

Wall Type: Sheet rock/ block/ corrugated steel.

Floor Thickness: N/A

Warehouse Lighting: Fluorescent

Sprinkler System: None

Drive in Doors: (2) Two Door Height: 8 x10/11 Overhead

HVAC: Retail: 2 Dual Multi-zoned units (AC/Heat), 3 thermostats

Warehouse: 2 Modine-Hot Dawg, Drop down heaters.

Gas: Dominion Energy

Main: Tbd

Line: Tbd

Water: Beaufort-Jasper Water & Sewer Authority

Main:

Line: Non-Lead HDPE

Fire: N/A

Sewer: Beaufort-Jasper Water & Sewer Authority

Main: Tbd

Line: Tbd

Power: Dominion Energy

2 Panels:

One 200Amp/ 240v AC

One 200Amp/ 240v AC 1-3 Phase

Underground tanks: Unknown

Soil Test: None provided

Parking:

Total spaces: 10 Stripped spaces, 2 HC/ADA

Additional Gravel Lot on left side. (11+- Spots) +potential for additional parking.

Parking Ratio: Approx.+1:1000sf

Prepared by: Gerald LaHay, CCIM

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