

40,000 - 70,000 SF WAREHOUSE

Meybohm
COMMERCIAL

- M** 16' Clear Height
- M** 1 Dock Height Door
- M** 6 Miles to SRNS



OFFERING MEMORANDUM | 11200 DUNBARTON BLVD, BARNWELL, SC, 29812



OFFERING MEMORANDUM

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Please submit all offers as a non-binding letter of intent (LOI). Including:

- Lease Rate
- Lease Period
- Lease Guarantor
- Intended Use

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SECTION 01 PROPERTY OVERVIEW

OFFERING MEMORANDUM

DEAL HIGHLIGHTS



SPACE SIZE

40,000 - 70,000 SF



LEASE RATE

\$3.50 NNN



CLEAR HEIGHTS

16' Clear Height



DISTANCE FROM INTERSTATE

I-20: 40.7 mi | I-95: 60.4 mi



INDUSTRIAL DRIVERS

±6 Miles from SRNS



INDUSTRIAL DOORS

1 Dock-Height Door

OFFERING OVERVIEW

The Finem Group at Meybohm Commercial is pleased to exclusively present 11200 Dunbarton Blvd in Barnwell, South Carolina for lease. The property offers approximately 40,000 - 70,000 SF of industrial warehouse space within a larger ±240,531 SF industrial facility situated on approximately ±25.44 acres. The available space is configured within one of the building's three bays with 16-foot clear heights, and 1 dock-height door.

Strategically located adjacent to Barnwell Regional Airport and in close proximity to the Savannah River Site, the property is well-positioned for industrial users requiring regional connectivity, operational flexibility, and access to a skilled workforce tied to the energy, manufacturing, and contractor sectors. The site also offers connectivity to both Interstate 20 and Interstate 95 corridors, providing access throughout the Southeast and to the Port of Charleston. The configuration of this building makes the property well suited for light manufacturing, specialized storage, contractor operations, and industrial users requiring conditioned space.

The property is positioned approximately 105 miles from the Port of Charleston, providing industrial users with regional port connectivity while remaining within the broader Augusta-Aiken industrial corridor. Barnwell's location between Augusta, Georgia and the South Carolina coast creates accessibility for manufacturing, contractor, logistics, and storage users serving both regional and statewide operations.

OFFERING MEMORANDUM

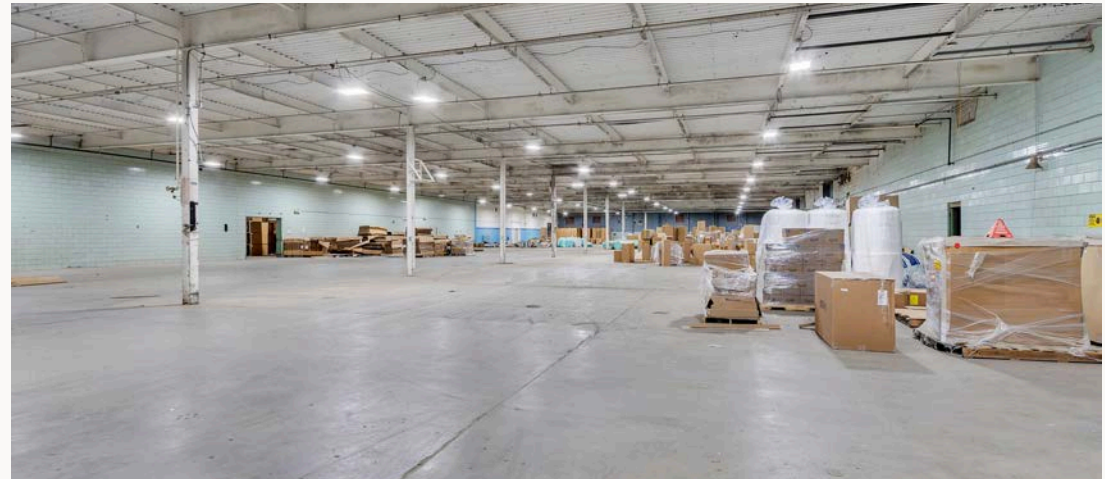
PROPERTY DETAILS



KEY DETAILS

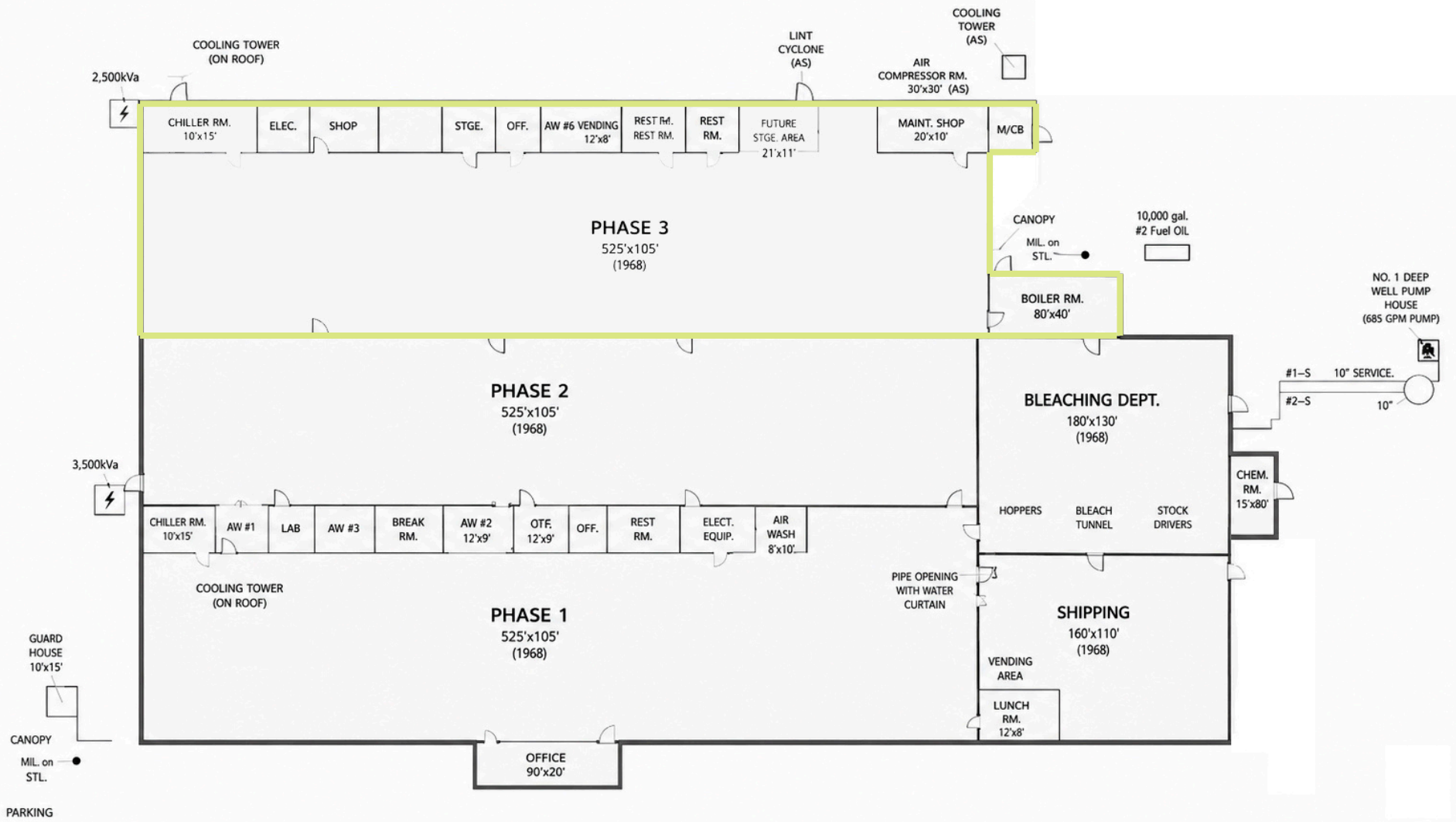
Space Size	40,000 - 70,000 SF
Lot Size	±25.44 acres
Zoning	HI Heavy Industrial
Clear Heights	16'
Structure	Steel
Dock Doors	1 Dock-Height Door
Drive-In Doors	2 Large Drive Ins
Bays	1

INTERIOR PHOTOS

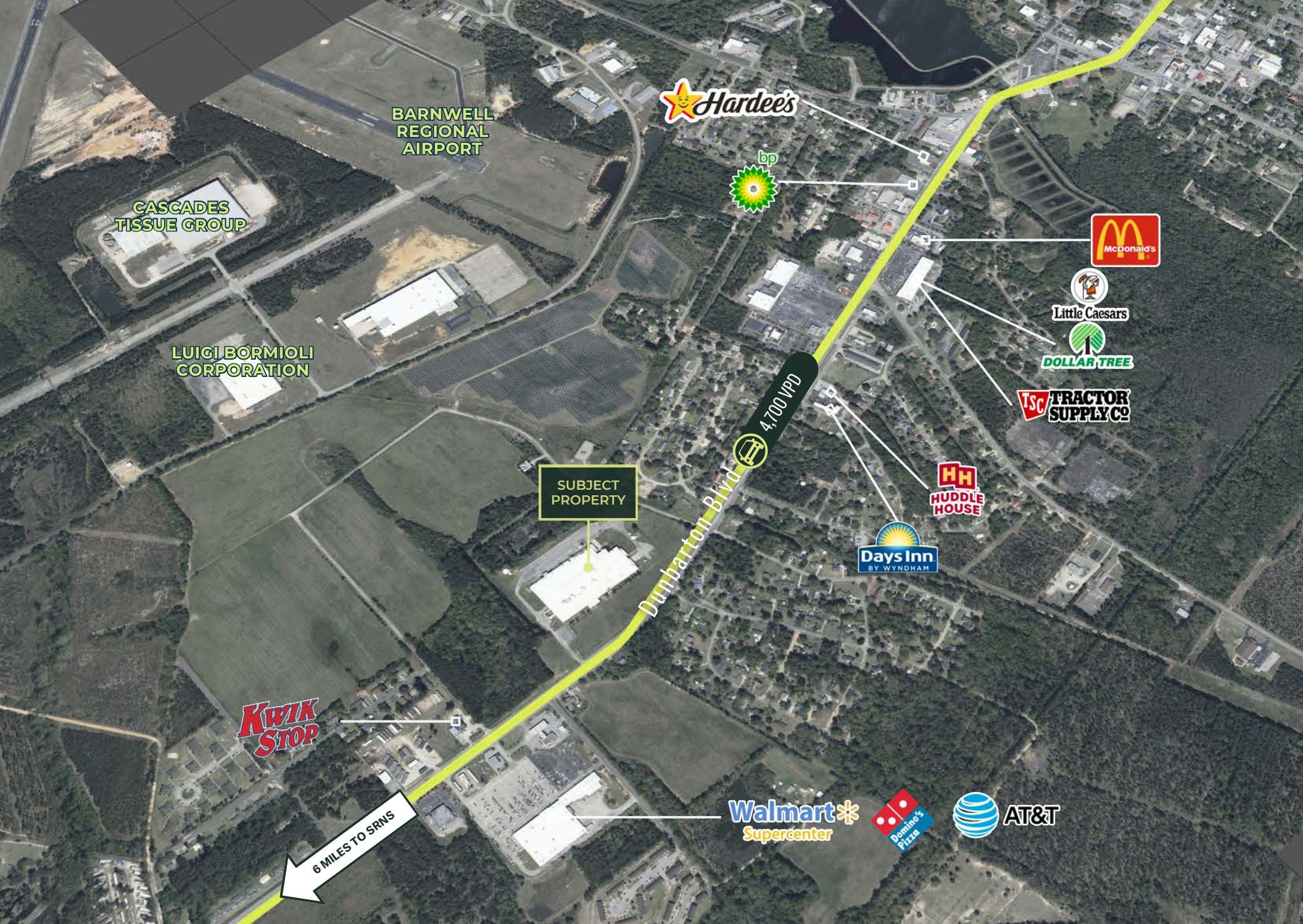


OFFERING MEMORANDUM

FLOOR PLAN



NOT TO SCALE



BARNWELL REGIONAL AIRPORT

CASCADES TISSUE GROUP

LUIGI BORMIOLI CORPORATION

SUBJECT PROPERTY

Hardee's

bp

McDonald's

Little Caesars

DOLLAR TREE

TSC TRACTOR SUPPLY CO

HH HUDDLE HOUSE

Days Inn BY WYNDHAM

Kwik Stop

Walmart Supercenter

Domino's PIZZA

AT&T

4,700 VPD

6 MILES TO SRNS

Dunbarton Blvd



SECTION 02 PROPERTY PHOTOS

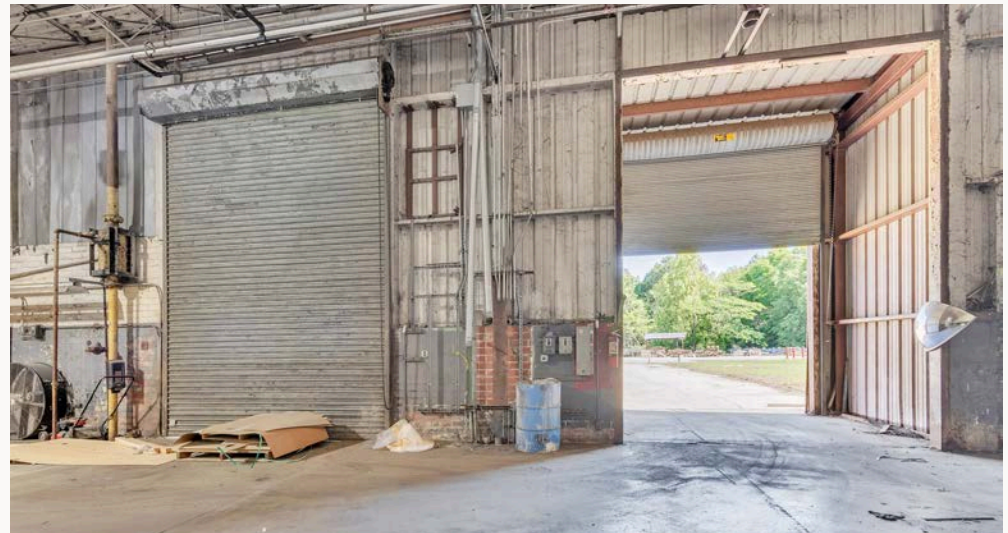
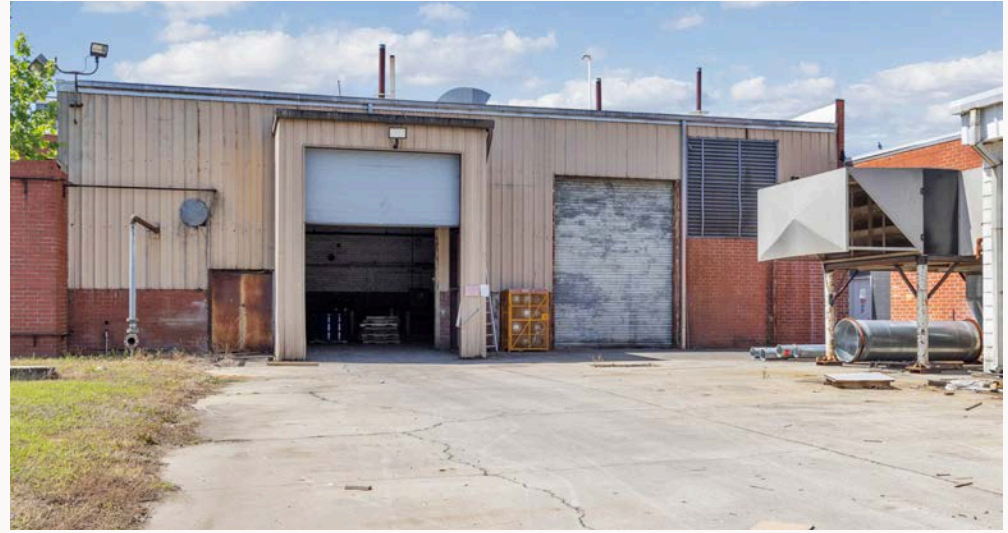
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PROPERTY PHOTOS



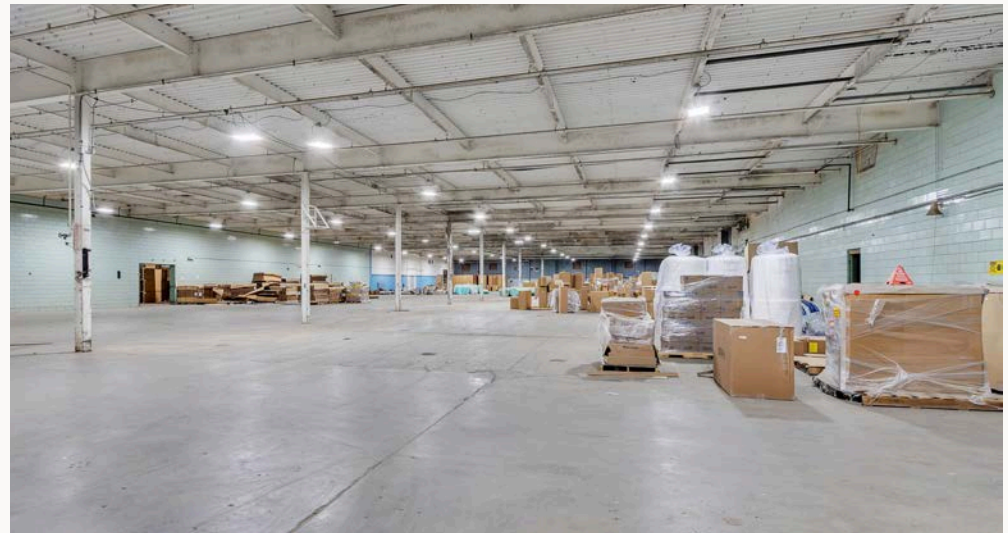
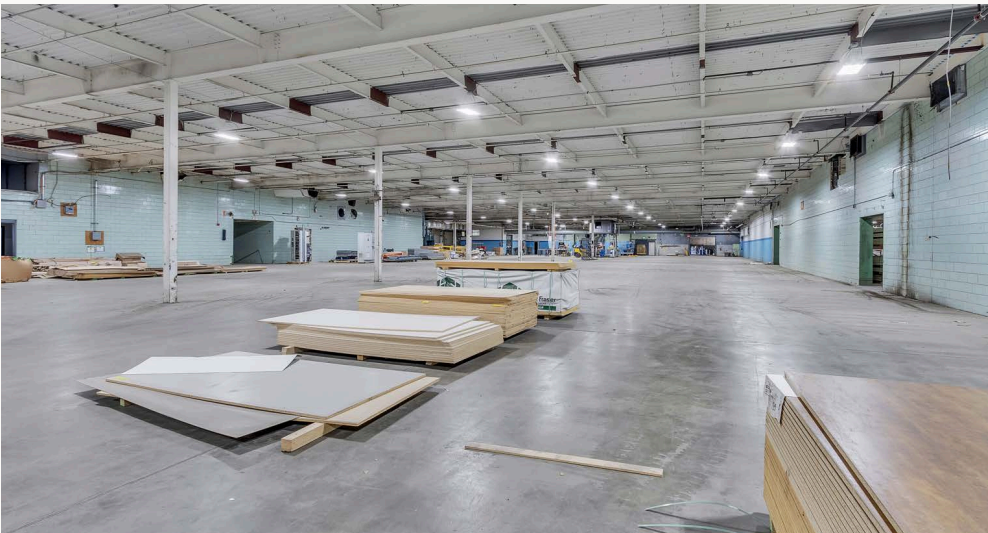
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PROPERTY PHOTOS



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PROPERTY PHOTOS





SECTION 03 AREA OVERVIEW

CONVENIENTLY LOCATED TO CITIES AND PORTS



MAJOR CITIES

Aiken, SC	34 Miles
Augusta, GA	47 Miles
Columbia, SC	63 Miles
Charleston, SC	113 Miles
Charlotte, NC	159 Miles



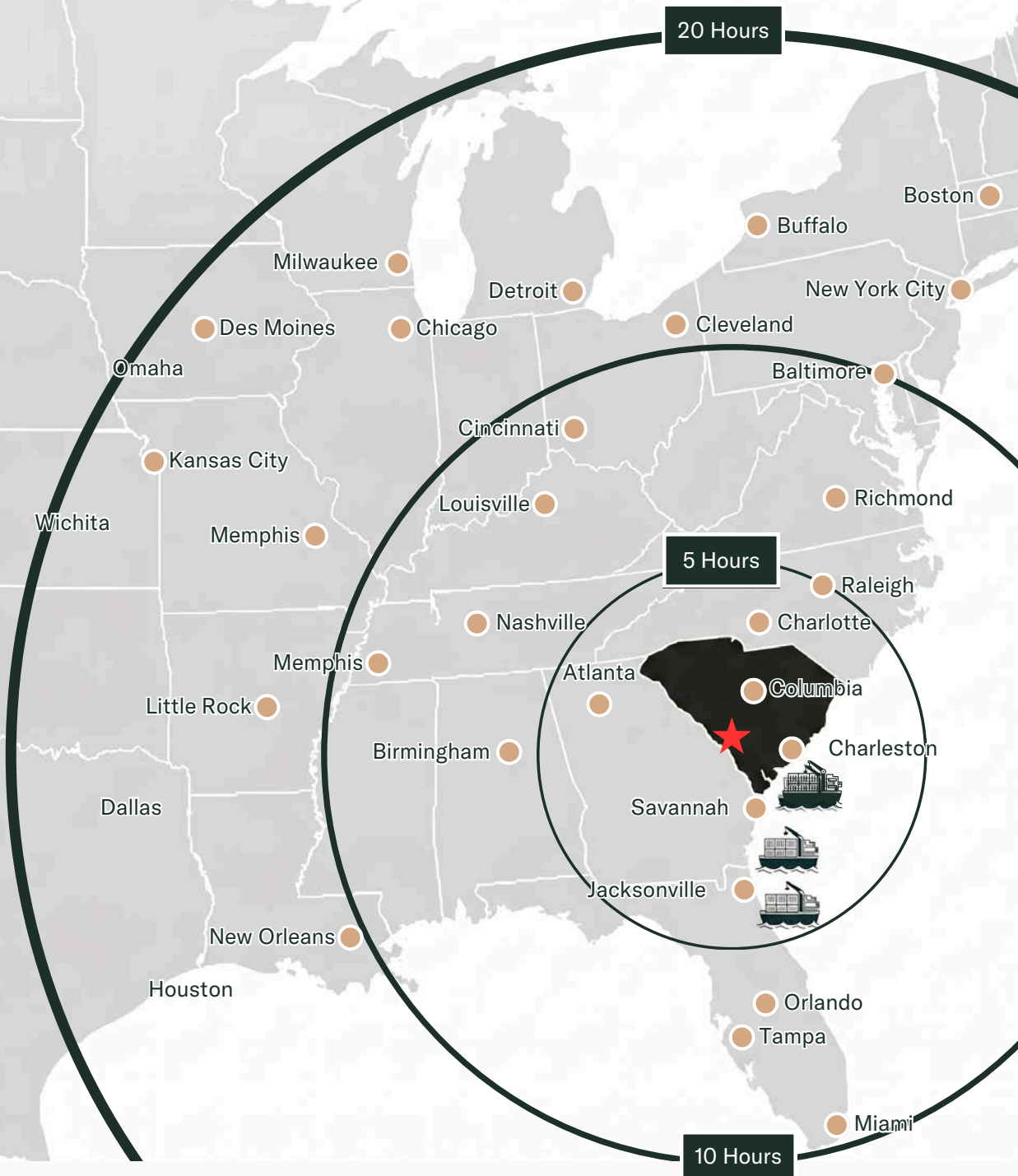
MAJOR PORTS

Port of Savannah	90 Miles
Port of Charleston	105 Miles
Port of Brunswick	167 Miles
Inland Port Greer	170 Miles



MAJOR AIRPORTS

Columbia Metropolitan Airport	59 Miles
Savannah/Hilton Head International	90 Miles



OFFERING MEMORANDUM

LABOR FORCE

AVAILABLE WORKFORCE

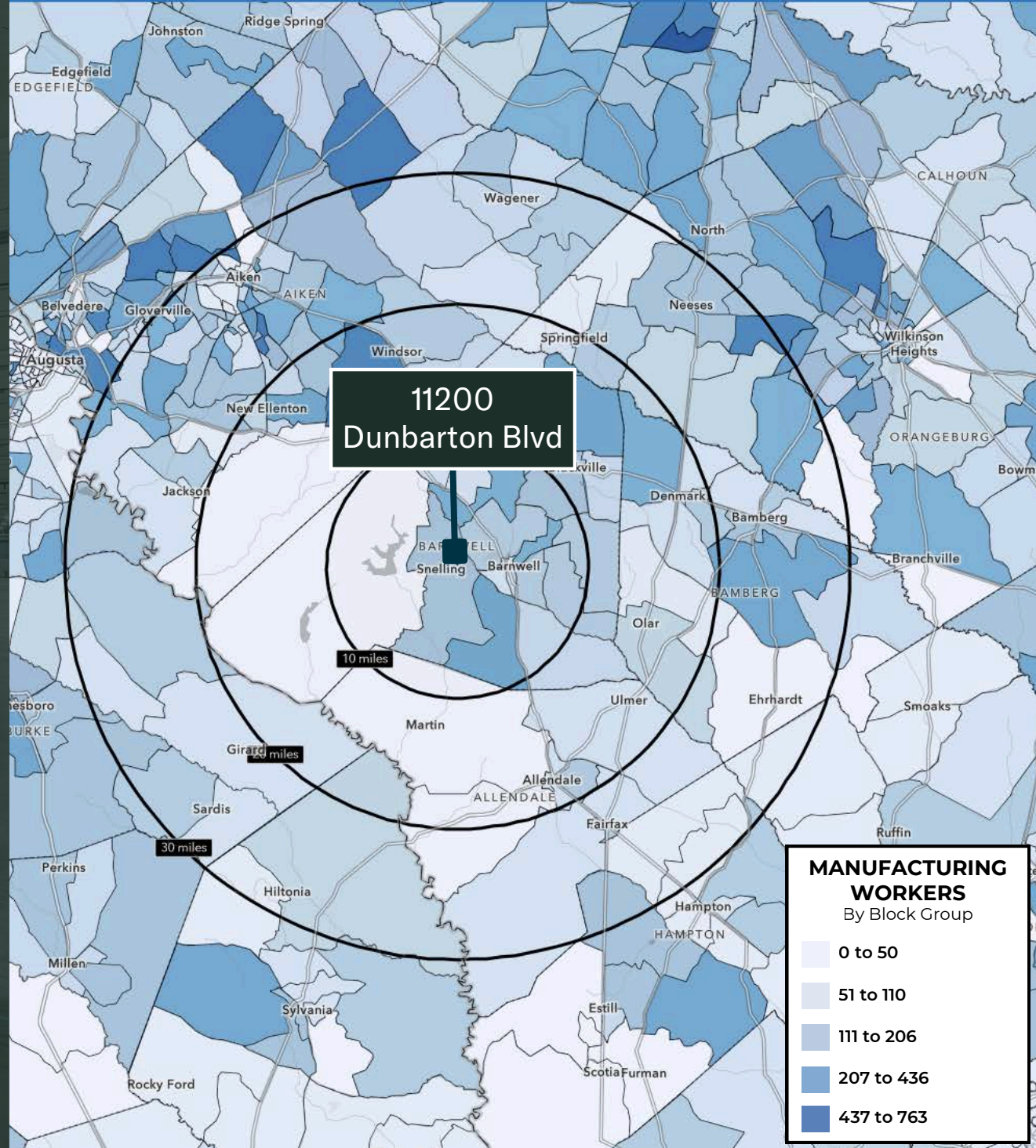
10 Miles	4,938 People
20 Miles	15,968 People
30 Miles	60,836 People

MANUFACTURING WORKFORCE

10 Miles	844 17.1% of Work Force
20 Miles	2,768 17.3% of Work Force
30 Miles	8,811 14.5% of Work Force

ESTIMATED POPULATION

10 Miles	10,263 People
20 Miles	35,211 People
30 Miles	128,473 People



WHY? BARNWELL

OVERVIEW

Barnwell County anchors the South Carolina side of the Central Savannah River Area (CSRA), the same right-sized, strategically located corridor that has turned greater Augusta into a magnet for industry. Here, manufacturers get the best of both worlds: a rural, low-cost business environment with shovel-ready industrial sites, paired with direct access to the CSRA's deep labor pool, infrastructure, and federal research economy. Land, logistics, labor, and incentives — they're all leading manufacturers to Barnwell.

Barnwell County's rural setting and low-cost operating environment have proven to be an excellent fit for new and expanding industry, with a manufacturing base that already includes forest products, plastics, building products, and advanced materials companies.



A WELL CONNECTED LOCATION

Barnwell sits inside the CSRA logistics triangle, roughly 40 miles southeast of Augusta and its I-20 / I-520 interchange — the same artery linking Atlanta and Columbia. Major Southeastern interstate routes, including I-95, are within easy reach.

Barnwell offers easy access to the deep-water Ports of Charleston and Savannah, both within drayage range for inbound and outbound freight.

Barnwell County Airport accommodates corporate and private aircraft with two 5,000-foot lighted runways.



ENERGY & ADVANCED-MATERIALS CORRIDOR

Barnwell County borders the U.S. Department of Energy's Savannah River Site, a 310-square-mile federal complex employing more than 10,000 people in nuclear, energy, and advanced-research work — a unique anchor for the regional supply chain and technical workforce.

The county also holds a BDO Zone "A" rating for forest and sawmill residuals, signaling a certified, low-risk feedstock supply for bioeconomy and forest-products manufacturing.



SHOVEL-READY INDUSTRIAL SITES

The Barnwell County Economic Development Corporation owns spec buildings and large parcels across multiple industrial parks in Barnwell, Blackville, Snelling, and Williston — fully equipped, buffered, and ready for development.

Sites are positioned with state-of-the-art infrastructure and direct rail and highway access, engineered for manufacturing and distribution users.



LOW COST OF DOING BUSINESS

Like the broader CSRA, Barnwell's cost structure is one of its biggest draws — low land and facility costs, affordable housing, and South Carolina's pro-business tax and incentive framework, including Opportunity Zone designations across the county.

Combined with the region's sub-national-average cost of living, Barnwell lets manufacturers stretch capital further than comparable Sun Belt markets.

548

Sq. Miles of
County Land

20.8K

County
Population

5,000 ft

Dual Airport
Runways

40 mi

To Augusta
/ I-20

<110 mi

To Ports of
Charleston &
Savannah

10K+

SRS Regional Jobs

WHY? SOUTH CAROLINA

KEY DRIVERS

South Carolina has become one of the most dynamic states in the Southeast, attracting businesses, investors, and families with its strong economy, strategic location, and high quality of life. With continuous investments in infrastructure, a skilled workforce, and a business-friendly environment, South Carolina offers numerous advantages for industries ranging from manufacturing to technology and logistics.



South Carolina's population is expected to increase significantly, driven by migration and economic growth.



The state is seeing a surge in manufacturing with job creation projected to grow by over 50% by 2050.



Major investments in transportation and logistics infrastructure are expanding South Carolina's role as a key logistics hub.



South Carolina ranks among the top states for workforce training programs, preparing a skilled labor force across multiple industries.

TOP 10 STATES

1. Georgia
2. Indiana
3. Texas
4. North Carolina
5. South Carolina
6. Ohio
7. Michigan
8. Kentucky
9. Illinois
10. Louisiana

The 2024 Site Selectors Survey underscores South Carolina's prominence as a prime location for business development and expansion. The state has achieved notable rankings across several key categories, reflecting its favorable business environment and strategic advantages.

Key stats for SC as follows:

- Top State Business Climate: SC#5
- Best Manufacturing Workforce States: GA#6
- Best States for Manufacturing: GA#4

- U.S. #1 for International Investment: The United States maintains its leading position as the top destination for international investment, with South Carolina playing a vital role in attracting foreign businesses.

Per Site Selection



ECONOMIC OVERVIEW

South Carolina's population is vibrant and growing, making it an attractive state for businesses and individuals alike. With a substantial proportion of its residents in prime working ages, 25-44 years old, the state offers a young and dynamic workforce.

By 2040, the state's population is expected to exceed 6,000,000 residents.

Reflecting a strong commitment by both new businesses and new residents



ECONOMIC COMPETITIVENESS

South Carolina ranks highly across multiple metrics that reflect its dynamic and growing economy, particularly in the areas of new business creation and investment.

The state ranks among the top states for new business launches, driven by a supportive business climate and resources for startups.

Over the past five years, South Carolina has seen a significant increase in capital investment, attracting both domestic and international businesses.



FUTURE OF TALENT

South Carolina is making significant strides in high-tech job creation, with notable growth in sectors such as advanced manufacturing, information technology, and life sciences.

South Carolina continues to be a leader in job growth.

This strong talent pipeline, supported by institutions such as Clemson University and the University of South Carolina, provides businesses with a well-qualified workforce in critical fields.



INFRASTRUCTURE OF THE FUTURE

South Carolina's Port of Charleston is one of the busiest and most efficient ports on the East Coast, with continuous investments to increase capacity and efficiency.

South Carolina ranks among the top states for growth in warehouse and distribution jobs, driven by its strategic location and proximity to major markets.

South Carolina's robust logistics infrastructure, anchored by the Port of Charleston and a rapidly expanding warehousing sector, positions the state as a logistics powerhouse in the Southeast.

5M

Total State Population

58%

Labor Force Participation

150K

Jobs Created Last 5 Years

90B

Invested in SC in Last 5 Years

6.2M

2040 Projected State Pop.

70%

Growth in Trade at Port of Savannah Over the Last Decade

FOR INQUIRIES,
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