

± 10,000 sf warehouse in Beaufort Commerce Park

89 Schein Loop | Beaufort, SC 29906

FOR SALE

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

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

Nicole Gavigan
Associate
+1 843 694 3492
nicole.gavigan@avisonyoung.com

**AVISON
YOUNG**



SALE PRICE - CONTACT BROKER

Property Description

Located within the Beaufort Commerce Industrial Park, this well-appointed industrial building features full HVAC throughout, a wet sprinkler system, and impressive clear heights ideal for a variety of industrial and warehouse users.

Two drive-in doors provide flexible loading and access, while the 2-acre lot offers ample room for outdoor storage, equipment, or trailer parking. The property is fully secured with an electric gate and perimeter fencing.

Situated just 5 minutes from the Marine Corp Air Station and less than 25 minutes from I-95, providing convenient access to the greater Beaufort market and surrounding region.

Building size (sf)	±10,000 sf
Office (sf)	1,000 sf
Warehouse (sf)	9,000 sf
Total land size	±2.00 acres
Year built	2009
Tax/APN	R100 024 000 0414 0000
Zoning	S-1
Municipality	Beaufort County
County	Beaufort
Drive-in doors	(2) 12' x 12'
Clear Height	26' x 29'
Eave Height	26'
HVAC	Warehouse & office
Power	Dominion Energy

Beaufort, SC

An emerging Lowcountry market offers employers and investors a compelling combination of population growth, workforce access, and strategic location. The region's consistent in-migration and proximity to major logistics assets—including the Port of Savannah—support demand for industrial, office, and service-oriented development, while nearby military installations contribute thousands of highly trained, discipline-driven professionals transitioning into the civilian workforce each year. With a vibrant, growing downtown commercial core and strong public-private workforce partnerships, Beaufort provides a scalable environment for business expansion and long-term investment.



Port of Savannah 47 miles
 Port of Charleston 66 miles

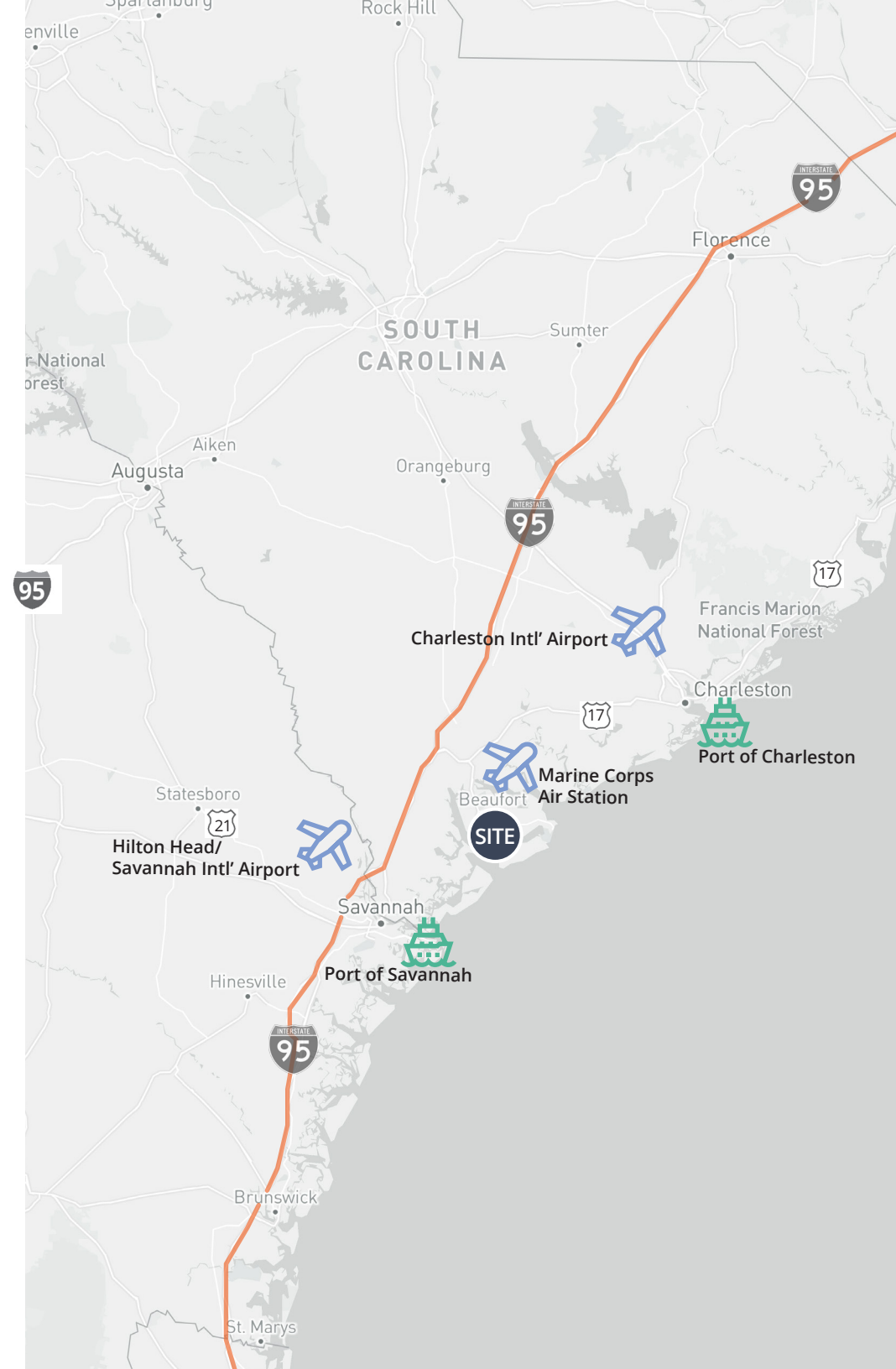


US Highway 21 1.8 miles
 Interstate 95 22 miles



Hilton Head/Savannah International (SAV) 45 miles
 Charleston International (CHS) 66 miles

MAJOR EMPLOYERS



Location



Photos





**AVISON
YOUNG**

Get in touch

Alex Irwin

Senior Vice President

+1 843 637 5013

alex.irwin@avisonyoung.com

Don Lewis

Associate

+1 901 626 7943

don.lewis@avisonyoung.com

Nicole Gavigan

Associate

+1 843 694 3492

nicole.gavigan@avisonyoung.com

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

© 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.