

304 HOOVER STREET NORTH
HAMPTON, SC 29924



Industrial redevelopment opportunity with rail access

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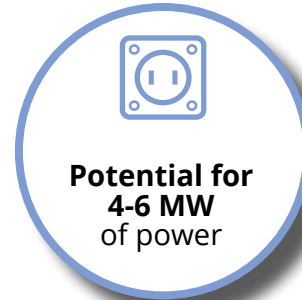
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**AVISON
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Property overview



Address	304 Hoover Street North, Hampton, SC 29924	Roof	Pre-engineered metal; portions covered with single-ply rubber membrane
TMS	119-05-01-004	Lighting	Fluorescent and metal halide
County	Hampton	Dock-high doors	Three (3) - 9' x 10'
Zoning	Industrial	Sprinklers	Wet and dry system
Lot size	±55.21 acres	Power	Dominion Energy Infrastructure can support 4-6 MW once reestablished. Estimated timeline of approximately 7 months to deliver power following submission of site plans and load requirements. All infrastructure required to restore power would be the responsibility of the end user or developer.
Total building size	±770,000 sf	Water	Lowcountry Regional Water System 12" and 6" lines on-site System capacity and availability for high-volume industrial users should be confirmed based on specific use requirements
Year built	1942		
Warehouse size	±749,174 sf		
Office size	±20,826 sf		

SALE PRICE: \$3,000,000

Infrastructure and site



Building Reuse Potential

More than 250,000 sf of existing improvements can potentially be reactivated for basic warehouse or storage use. Required improvements would primarily include restoration of power, minor roof repairs, and life safety upgrades depending on occupancy.



Rail Access

The property is strategically positioned along the Palmetto Railways network with connectivity to CSX. Rail service is achievable through reintroduction of a spur to the site, subject to engineering and final design.



Power Infrastructure

The site is currently not served by active electrical infrastructure. However, power can be readily delivered through the installation of transformers and related equipment, with an estimated service timeline of approximately seven months following final design approval.



Environmental

Phase I Environmental Site Assessments (2002 and 2025) are available for review. Historical impacts have been identified and are subject to ongoing monitoring and remediation. Industrial use of the site has been deemed appropriate, with restrictions on residential or agricultural development.



Parcel outline

601

Hoover Street N



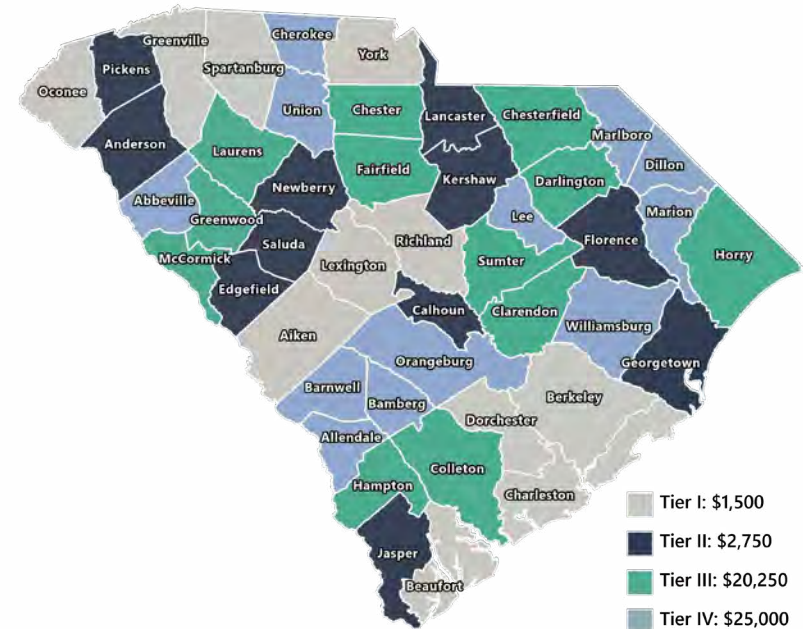
Magnolia Street W

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



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

Specific incentive structures, including FILOT, job development credits, and other programs, are available and can be customized based on user requirements.

Why South Carolina?



[Check out the advantages](#)

Location overview



METRO MARKETS

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



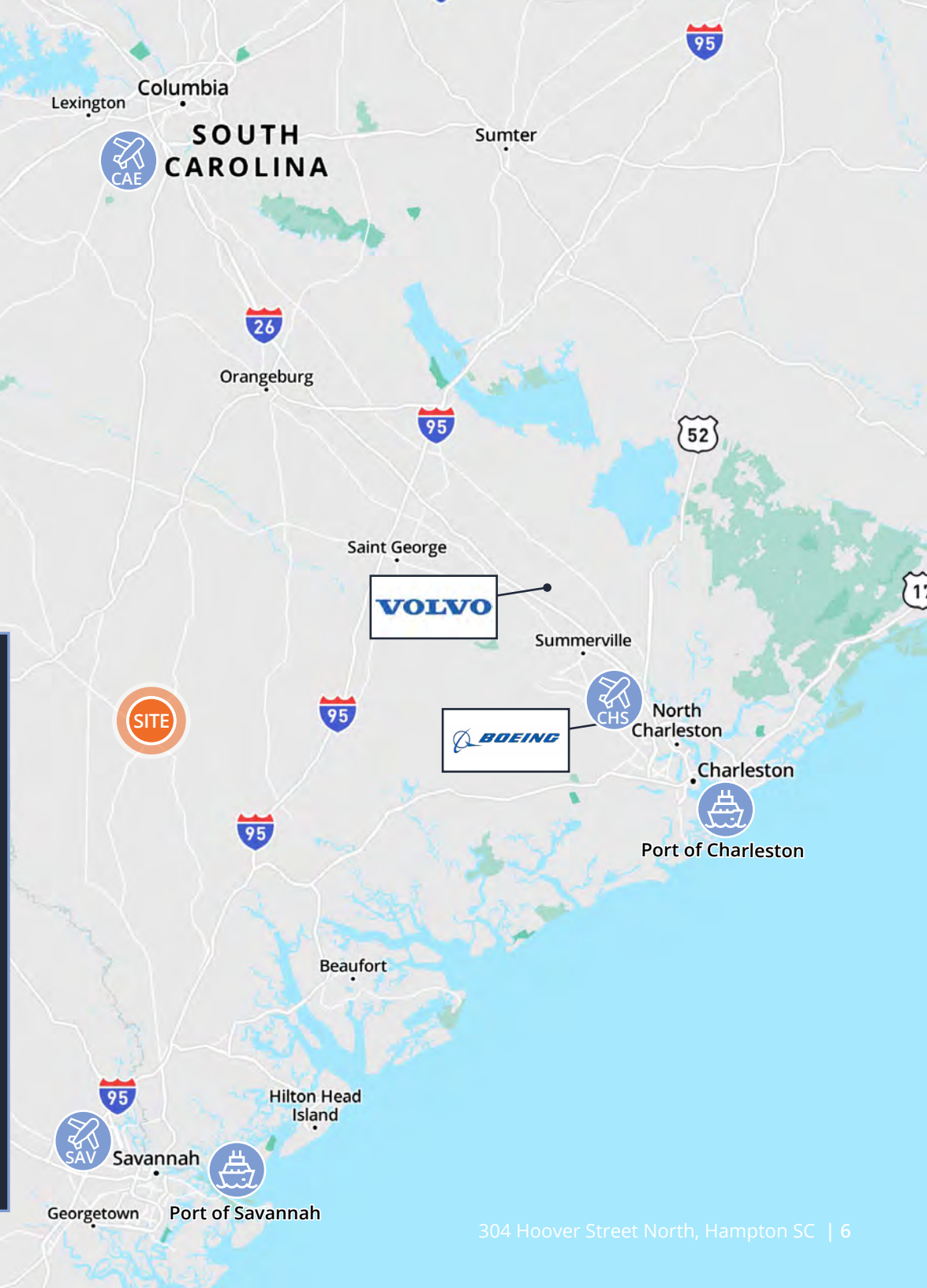
AIRPORTS

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

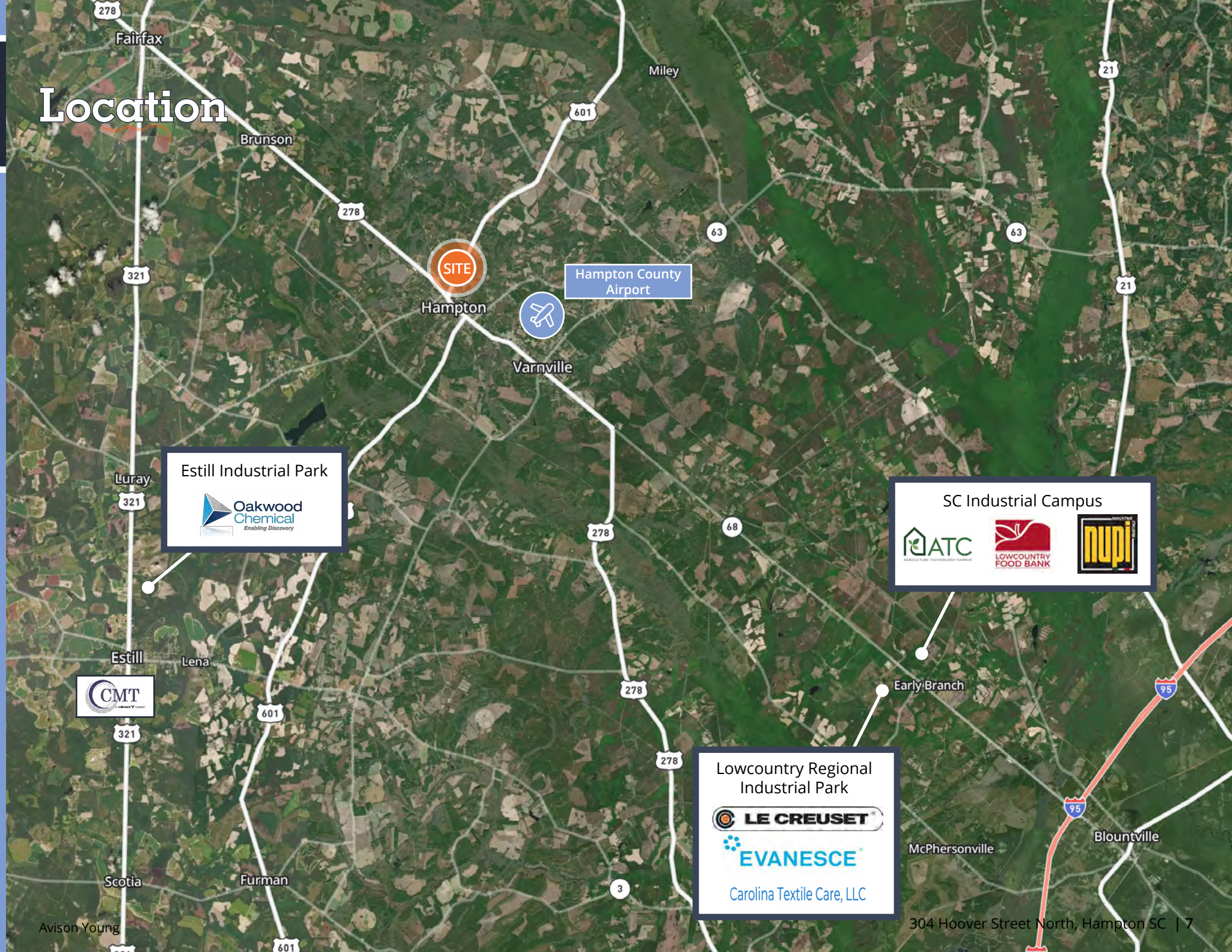


POPULATION

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



Location



SITE

Hampton County
Airport



Estill Industrial Park

SC Industrial Campus

Lowcountry Regional
Industrial Park

304 Hoover Street North, Hampton SC | 7

Photos



Photos



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Get in touch

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