

ROBINSON
COMMERCIAL

FOR LEASE

High Traffic Flex/Industrial Site; Multiple Bays/Buildings
+/- 15,000 SF

60 SAVANNAH HWY
BEAUFORT, SC 29906

843.986.7396

AVAILABLE NOW

PROPERTY OVERVIEW

Robinson Commercial is pleased to present approximately 15,000 SF of flex/warehouse space at 60 Savannah Hwy across two buildings and four warehouse bays, with a fenced/gated storage yard and customer parking. The property includes a ~6,750 SF flex/retail building with a glass storefront facing Savannah Hwy (21,400 VPD per SCDOT's 2025 traffic count), plus ~8,250 SF of warehouse space with all bays opening to the secured yard. Previously occupied by an auto repair shop, the site offers prominent monument and building signage opportunities. Cosmetic improvements and cleanup are needed, with pricing reflecting current condition and a tenant improvement allowance negotiable.

OFFERING DETAILS

Offering	For Lease
Available Space	+/-15,000 SF
Lease Rate	$7.20/SF
NNN	$1.80/SF
Availability	Immediately

PROPERTY DETAILS

Property Type	FLEX/INDUSTRIAL
Building Size	+/- 15,000 SF
Year Built	1900; 1949; 1972
Zoning	T4-NC
Parking	~15 CUSTOMER SPOTS
Parcel	R100 033 00A 0414 0000









SITE PLAN



PROPERTY HIGHLIGHTS

- PRIME LOCATION
- 4 WAREHOUSE BAYS
- PROMINENT SIGNAGE OPPORTUNITY
- DEDICATED CUSTOMER PARKING
- FENCED STORAGE YARD
- 21,400 VPD TRAFFIC COUNT
- 3-PHASE POWER

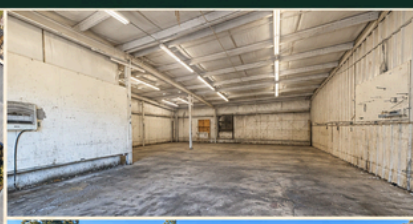
WAREHOUSE BAYS

BAY 1 | ±1,250 SF



BAY 2 | ±2,000 SF







BAYS 3 & 4 (COMBINED)

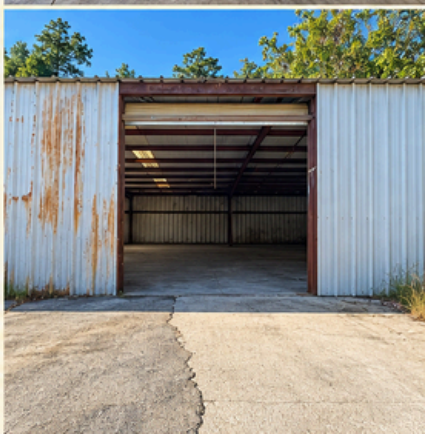
±5,000 SF



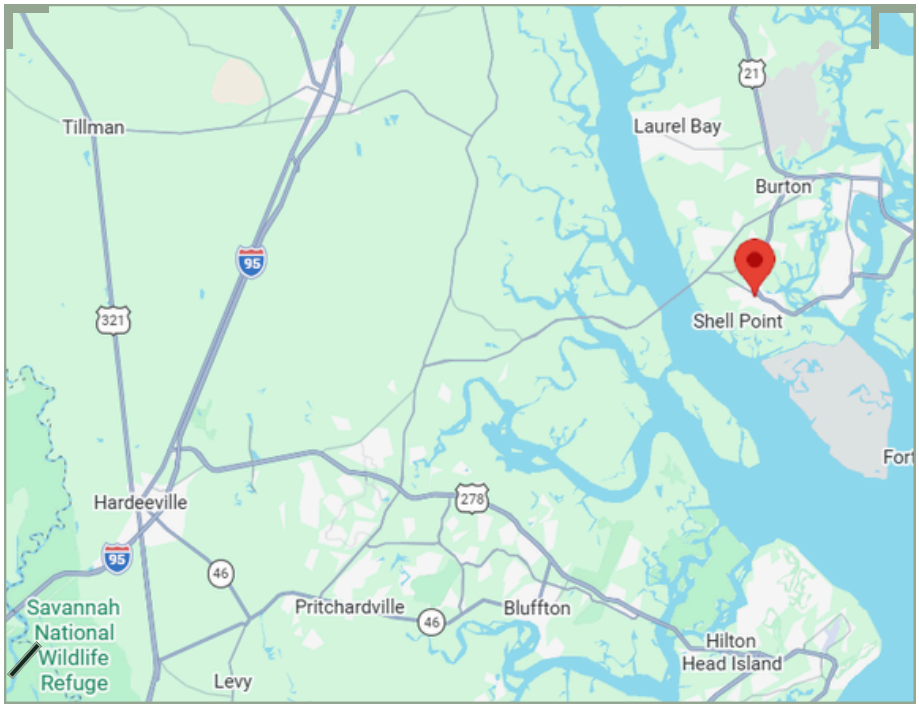








LOCATION OVERVIEW



Located just past the Savannah Hwy/Parris Island Gateway intersection, the property offers a centralized county presence along a primary commuter route into Beaufort. Savannah Hwy is the first right after crossing the Broad River Bridge northbound, providing convenient access from Hilton Head, Bluffton, Savannah, Okatie, and Ridgeland.

NEARBY LANDMARKS



BROAD RIVER BRIDGE



PARRIS ISLAND RECRUITING DEPOT



BEAUFORT MEMORIAL OUTPATIENT CENTERS

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