


ROBINSON
COMMERCIAL

# FOR LEASE

***HIGHLY CENTRAL STORAGE/LAYDOWN YARD***

***+/- 4.5 ACRES***

## 26 BROAD RIVER BLVD

*BEAUFORT, SC 29906*

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**.25-4.5 ACRES AVAILABLE** | **843.986.7396** | **AVAILABLE NOW**

# PROPERTY OVERVIEW

Robinson Commercial is pleased to present a highly centralized storage yard lease opportunity at 26 Broad River Boulevard. The property features barbed-wire, screened perimeter fencing and two existing curb cuts, providing secure and convenient access.

Up to 4.5 acres are available, with a minimum divisible area of 0.25 acres, allowing the site to accommodate users of varying sizes. Additional landlord improvements will be considered with a credible lease commitment. Discounted lease terms are available for users leasing the entire site.

## OFFERING DETAILS

| | |
|---|---|
| Offering | FOR LEASE |
| Available Space | .25-4.5 ACRES |
| Lease Rate | $2,000/MONTH PER ACRE |
| Lease Type | GROSS |
| Availability | IMMEDIATE |

# PROPERTY DETAILS

| | |
|---|---|
| **PROPERTY TYPE** | LAND/STORAGE YARD |
| **ACREAGE** | ±4.5 ACRES |
| **MINIMUM DIVISIABLE** | .25 ACRES |
| **ZONING** | C5-RCMU |
| **CURB CUTS/ENTRIES** | 2 |
| **PARCEL(S)** | R100 029 000 013M 0000 & R100 029 000 0297 0000 |









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# SITE PLAN

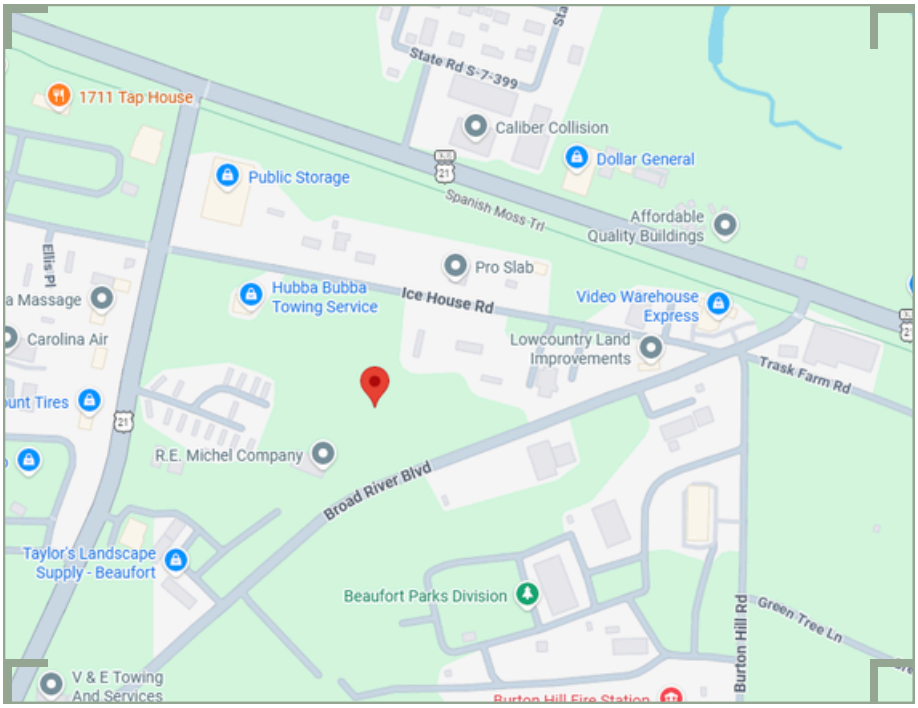



## PROPERTY HIGHLIGHTS

- FULLY FENCED PERIMETER
- BARBWIRED/SCREENED
- DUAL INGRESS EGRESS FROM US-21 & BROAD RIVER BLVD
- UTILITIES AVAILABLE
- ADDITIONAL LANDLORD IMPROVEMENTS NEGOTIABLE

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# LOCATION OVERVIEW






**The US-21 / Highway 21 corridor is one of Northern Beaufort County's primary commercial arteries, known for its established working-class, service-commercial character. The corridor is home to numerous landscape and building supply companies, towing operations, fencing contractors, HVAC providers, automotive businesses, and other trade and service users requiring functional space and convenient access. C5RCMU zoning supports a broad mix of commercial and service-oriented uses, while the location provides excellent connectivity south to Beaufort proper and Port Royal and north toward US-17 and the greater Lowcountry highway network—making it a practical base for businesses serving the broader Beaufort market.**



**REYNOLDS ROBINSON**

Principal
reynolds@robinsoncommercialsc.com
(843) 986-7396

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Beaufort, South Carolina
robinsoncommercialsc.com