

ROBINSON
COMMERCIAL

FOR SALE

Income-producing Flex Building; Prime Location
+/-5,050 SF

2728 DEPOT ROAD
BEAUFORT, SC 29902

843.986.7396

AVAILABLE NOW

PROPERTY OVERVIEW

True flex property at 2728 Depot Road, fronting the Spanish Moss Trail in Beaufort's artisan corridor. Renovated and expanded in 2023/24, the ~5,050 SF building includes ~2,800 SF of updated flex space with 2024 central HVAC and a ~2,250 SF rear warehouse with tall ceilings, partially climatized workspace, a large bay door, and fenced storage yard. Flexible T4-NA zoning accommodates light industrial and various commercial uses. Offered with a newly executed, long-term corporate lease, this investment provides stable income and strong upside.

OFFERING DETAILS

Offering	For Sale
Offering Type	Investment
Occupancy Rate	100%
Lease Type	Modified Gross
Gross Operating Income (Current)	$90,000.00

PROPERTY DETAILS

Property Type	FLEX
Building Size	+/-5,050 SF
Year Built	1956
Zoning	T4-NA
Parking	~30 SPACES
Parcel	R120 004 000 1004 0000





LEASE ANALYSIS

2728 DEPOT ROAD

LEASE ECONOMICS | 10-YEAR OUTLOOK

3% annual rent growth • Expense outlook • Net operating income

STARTING RENT	ANNUAL ESCALATION	10-YR BASE RENT	10-YR NOI
$7,500 / MO	3.0%	$1,031,749	$724,384

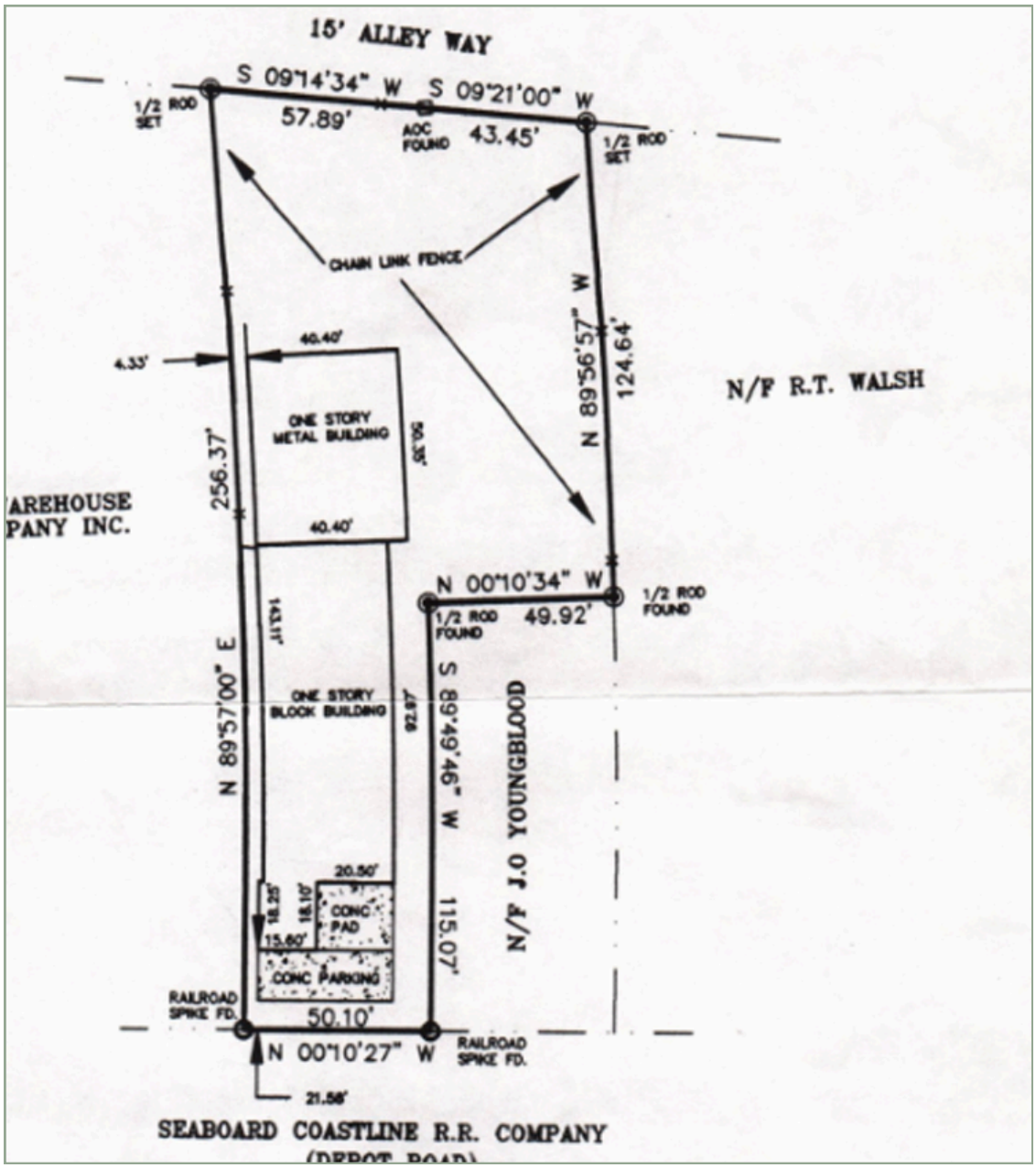
INITIAL TERM • YEARS 1–5 **RENEWAL OUTLOOK • YEARS 6–10**

YEAR	ANNUAL RENT	INSURANCE	TAXES	EXPENSES	NOI	CAP RATE*
1	$90,000	$14,400	$2,050	$16,450	**$73,550**	**7.60%**
2	$92,700	$14,832	$2,795.24	$17,627.24	**$75,072.76**	**7.76%**
3	$95,481	$15,277	$17,180	$32,457	**$63,024**	**6.51%**
4	$98,345	$15,735	$17,180	$32,915	**$65,430**	**6.76%**
5	$101,296	$16,207	$17,180	$33,387	**$67,908**	**7.02%**
6	$104,335	$16,694	$17,180	$33,874	**$70,461**	**7.28%**
7	$107,465	$17,194	$17,180	$34,374	**$73,090**	**7.55%**
8	$110,689	$17,710	$17,180	$34,890	**$75,798**	**7.83%**
9	$114,009	$18,241	$17,180	$35,422	**$78,588**	**8.12%**
10	$117,430	$18,789	$17,180	$35,969	**$81,461**	**8.42%**

YEAR 10 OUTLOOK

$117,430	$81,461	8.42%
ANNUAL BASE RENT	NET OPERATING INCOME	INDICATED CAP RATE*

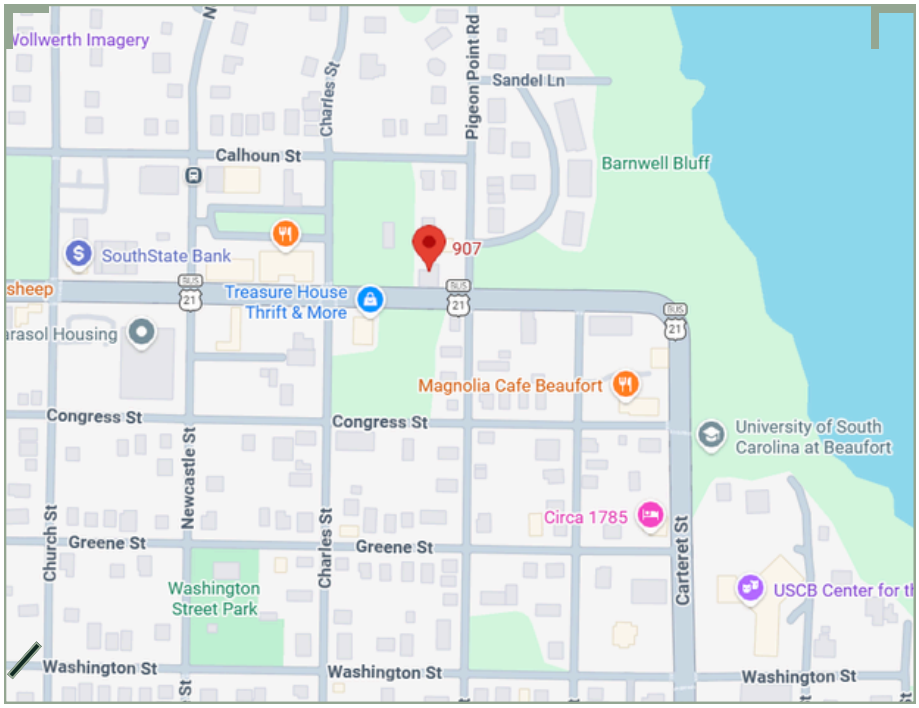
PLAT



PROPERTY HIGHLIGHTS

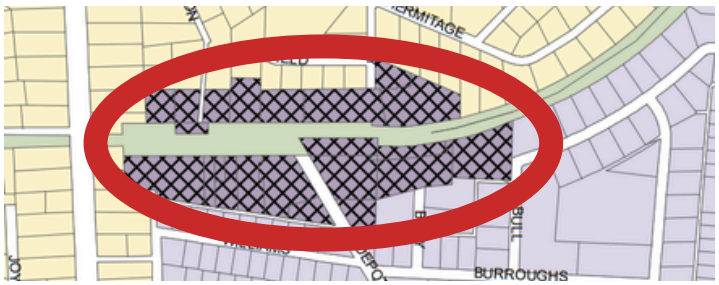
- SPANISH MOSS TRAIL FRONTAGE
- 100% OCCUPANCY UNTIL 2030
- CORPORATE-BACKED TENANT
- OFFICE + WAREHOUSE + STORAGE YARD
- LARGE BAY DOOR
- 5-YEAR RENEWAL OPTION
- FAVORABLE T4-NA ZONING
- RENOVATED IN 2023 & 2026

LOCATION OVERVIEW



Located along Beaufort's emerging Depot Road artisan corridor, minutes from Downtown, Parris Island, and Boundary Street. Frontage on the 10-mile Spanish Moss Trail provides year-round visibility and foot traffic. The surrounding 5-mile area includes over 30,000 residents with average household incomes exceeding $85,000. Supported by military, healthcare, and tourism, the corridor features a growing mix of light industrial, retail, and creative businesses.

CITY OF BEAUFORT'S ARTISAN DISTRICT



WHAT IS T4-NA?

T4-NA is the Neighborhood Artisan subdistrict of T4-N (T4 Neighborhood), a mixed-use urban neighborhood zone that allows residential uses and commercial development.

It is intended for areas like Depot Road, where artisan/light industrial-type activity may exist near residential areas.

A unique blend of neighborhood character and economic opportunity.

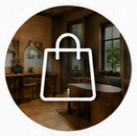
KEY PERMITTED USES



RESIDENTIAL
Single-family, 2–3 unit dwellings, and small group dwellings (≤ 8 residents).



OFFICE
Professional, medical, financial, real estate, government, and other business offices.



ARTISAN & TRAIL-RELATED RETAIL
Specialty retail, classes, and sales of handcrafted goods, art, and outdoor recreational products.



RESTAURANTS
Limited food and beverage uses treated as trail-related.



LIGHT INDUSTRIAL / MANUFACTURING
Certain light industrial, manufacturing, and production services (T4-NA specific).



VEHICLE & BOAT SALES, RENTAL, AND STORAGE
Allowed in T4-NA with conditions.

REYNOLDS ROBINSON

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

ROBINSON COMMERCIAL

Beaufort, South Carolina
robinsoncommercialsc.com