



FOR SALE

2728 DEPOT ROAD

Beaufort, SC 29902

\$968,000

ASKING PRICE

+/-5,050

SF

+/-0.41

ACRES

CORPORATE

TENANCY



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OFFERING DETAILS



PROPERTY HIGHLIGHTS

- **+/-7.5% CAP RATE**
- **NEWLY EXECUTED 5-YEAR LEASE**
- **3% ANNUAL ESCALATIONS**
- **5-YEAR OPTION TO RENEW**
- **NATIONALLY RECOGNIZED CORPORATE TENANT**
- **T4-NA ZONING (COMPATIBLE WITH INDUSTRIAL USE)**
- **BUILDING WAS RENOVATED IN 2023**
- **FENCED LAYDOWN YARD**
- **WAREHOUSE**
- **PRISTINE OFFICE/FLEX SPACE**

PROPERTY DETAILS

True, flex site at 2728 Depot Road, directly fronting the Spanish Moss Trail in the City of Beaufort's artisan corridor. Property contains a ~5,050 SF building, which underwent major renovations and light expansion in 2023/24. Front of the building consists of ~2,800 SF of newly updated flex space with a 2024 central HVAC system, while the rear features a ~2,250 SF warehouse with tall ceilings, a portion of climatized workspace, large bay door, and fenced storage yard. Flexible T4-NA zoning allows for light industrial and a slew of commercial uses. Property to convey with a newly executed, long-term lease with corporate tenancy. This income-based opportunity provides stability with strong upside and represents a compelling opportunity for the savvy investor.

LOCATION DETAILS

Ideally situated along Beaufort's emerging Depot Road artisan corridor, just minutes from Downtown Beaufort, Parris Island, and Boundary Street, providing convenient access to the area's main commercial arteries. The corridor fronts the Spanish Moss Trail, a 10-mile scenic greenway attracting thousands of walkers, runners, and cyclists year-round, adding constant local visibility and foot traffic. Within a 5-mile radius resides a population of over 30,000 with average household incomes exceeding \$85,000, supported by a strong local economy anchored by military, healthcare, and tourism sectors. Surrounded by a growing mix of light industrial, retail, and creative businesses, the area continues to expand as one of Beaufort's most active and desirable commercial corridors.

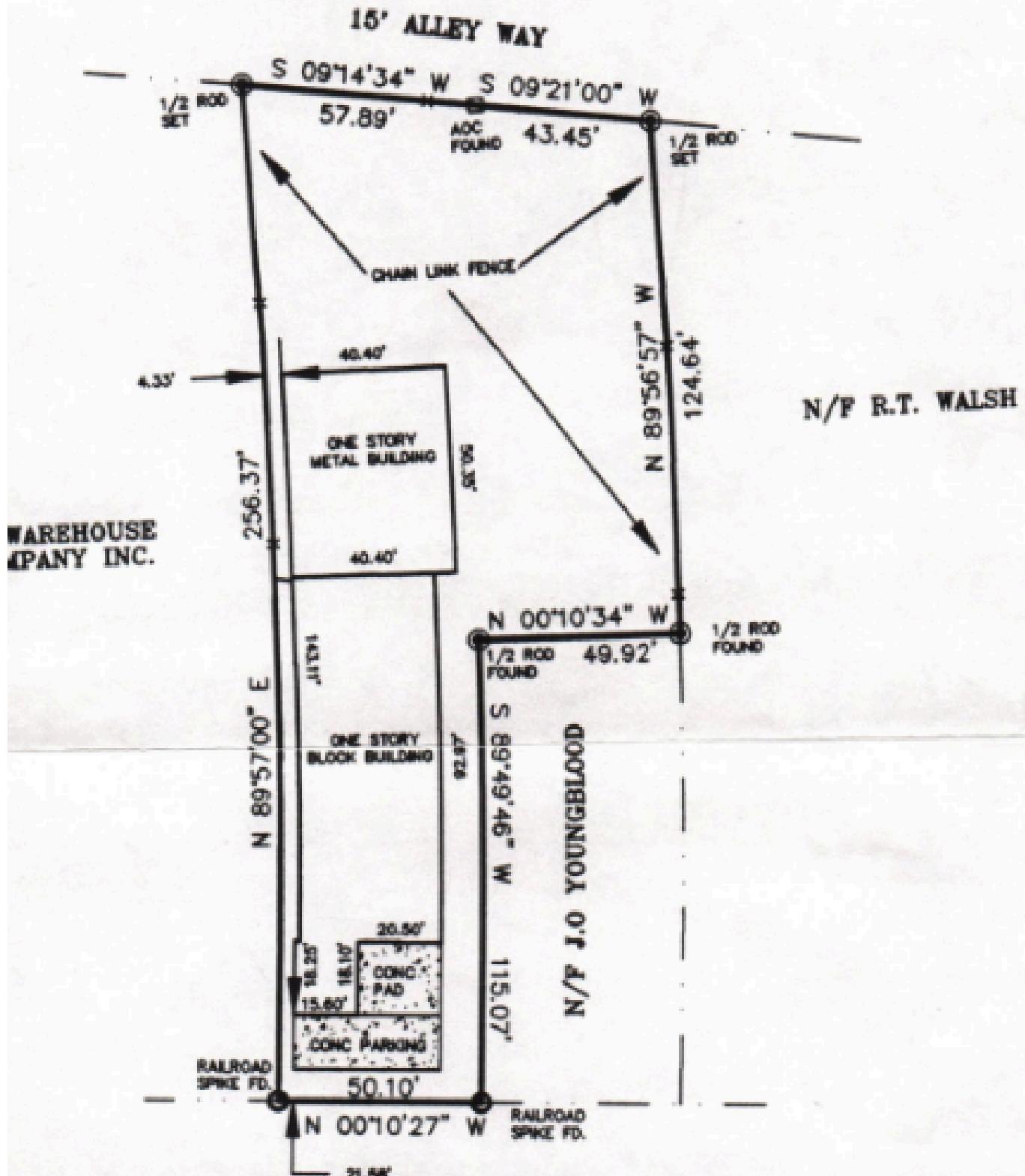
PLAT



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15' ALLEY WAY



SEABOARD COASTLINE R.R. COMPANY
(DEPOT ROAD)

AERIAL VIEW

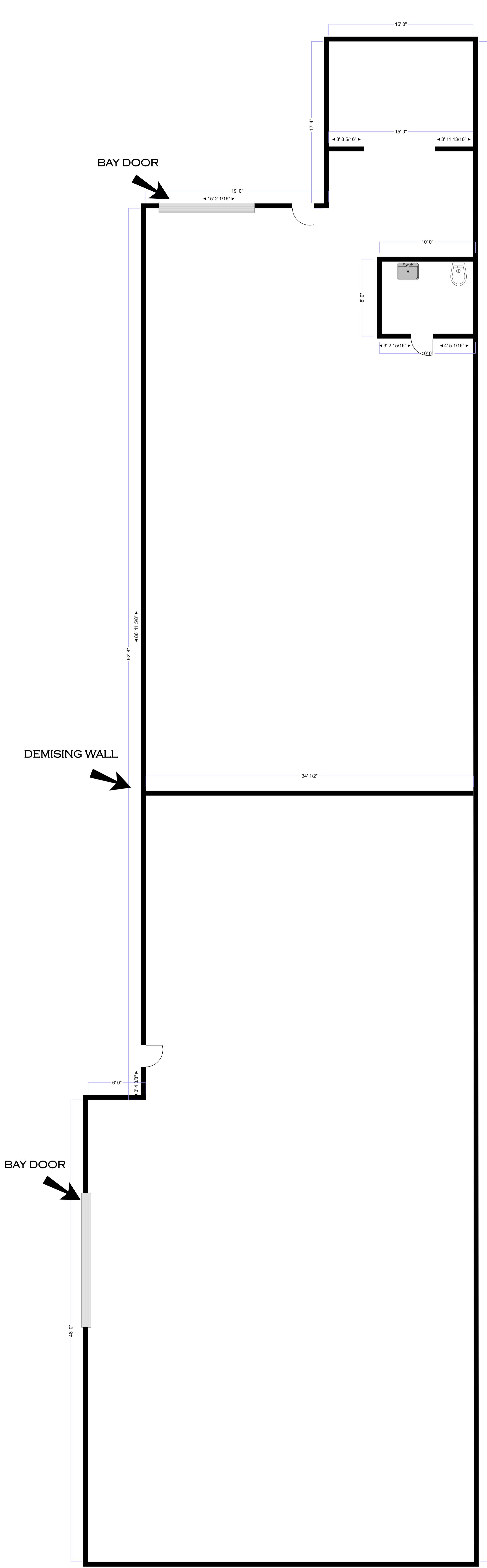


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2728 DEPOT ROAD
EXISTING FLOOR PLAN
~5,050 SF

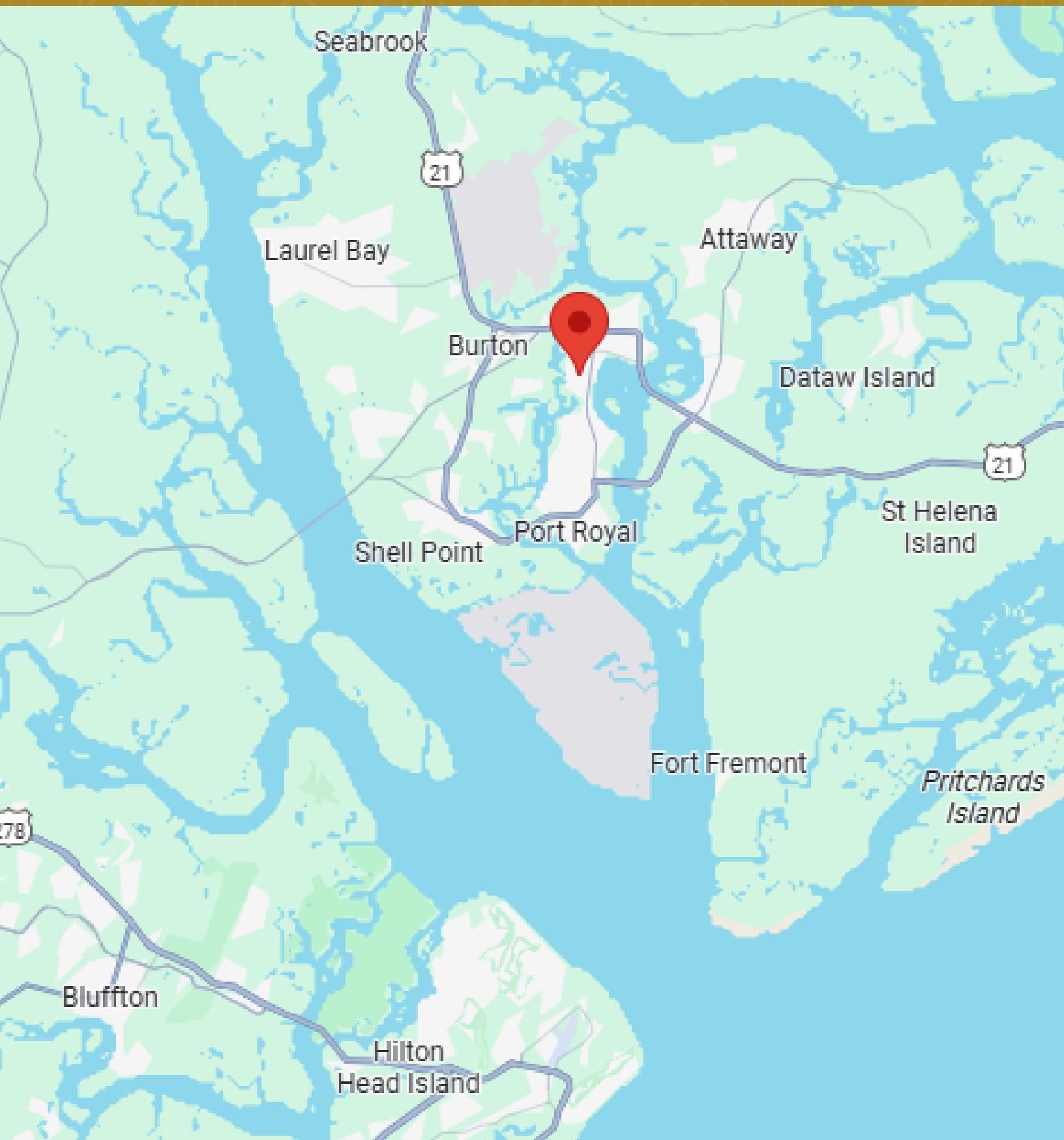


AREA MAP



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OPERATING STATEMENT



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Annual Operating Metrics: CURRENT

Income

TENANT 1 \$90,000

Total Annual Income: **\$90,000**

Expense

PROPERTY TAXES \$2,049.80

PROPERTY INSURANCE \$14,400.00

Total Annual Expense: **\$16,449.80**

Annual Net Operating Income: \$73,550.20

RENT ROLL



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INITIAL TERM YEAR RENT (MONTHLY) RENT (ANNUAL) COMMENCEMENT

1	\$7,500.00	\$90,000	01/01/2026
2	\$7,725.00	\$92,700	01/01/2027
3	\$7,956.75	\$95,481	01/01/2028
4	\$8,195.45	\$98,345.40	01/01/2029
5	\$8,441.31	\$101,295.72	01/01/2030

RENEWAL TERM YEAR RENT (MONTHLY) RENT (ANNUAL) COMMENCEMENT

6	\$8,694.55	\$104,334.60	01/01/2031
7	\$8,955.39	\$107,464.68	01/01/2032
8	\$9,224.05	\$110,688.60	01/01/2033
9	\$9,500.77	\$114,009.24	01/01/2034
10	\$9,785.79	\$117,429.48	01/01/2035



Reynolds Robinson

Managing Partner

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT PRINCIPAL ADVISORS FOR MORE LEASE OR
PROPERTY DETAILS.**