



**BUILDING 1**  
*Leased*  
PalmettoPlastics  
INNOVATIONS

**BUILDING 2**  
*Sold*  
PalmettoPlastics  
INNOVATIONS

**BUILDING 3**  
*Sold*  
NEW SOUTH  
PROPERTIES  
a COLONY division

**BUILDING 4**  
±21,000 - ±42,000 SF  
*Delivered*

**BUILDING 5**  
±24,000 - ±48,000 SF  
*Under Construction*

**BUILDING 6**  
±42,108 SF  
*Under Construction*

**OWN FOR LESS THAN  
THE COST TO LEASE!**

**FOR SALE OR LEASE**

**Contact:**

**Thomas Buist, SIOR**  
Principal  
+1 843 442 3888  
thomas.buist@colliers.com

**Alex Whittemore**  
Vice President  
+1 803 917 9560  
alex.whittemore@colliers.com



Colliers | South Carolina  
960 Morrison Dr, Suite 400  
Charleston, SC 29403  
+1 843 747 1200

# Freedom Industrial Park: ±21,000 - 48,000 SF Class A Buildings Available

62 - 344 Marble Rd | Hardeeville, SC

Freedom Industrial Park offers three Class A industrial buildings, ranging from ±42,000 SF to ±48,000 SF. Each building features 21' clear heights, dock-high and grade-level loading, 3-phase power (400-800 amps, expandable) and build-to-suit office space. Fiber optic is also available.

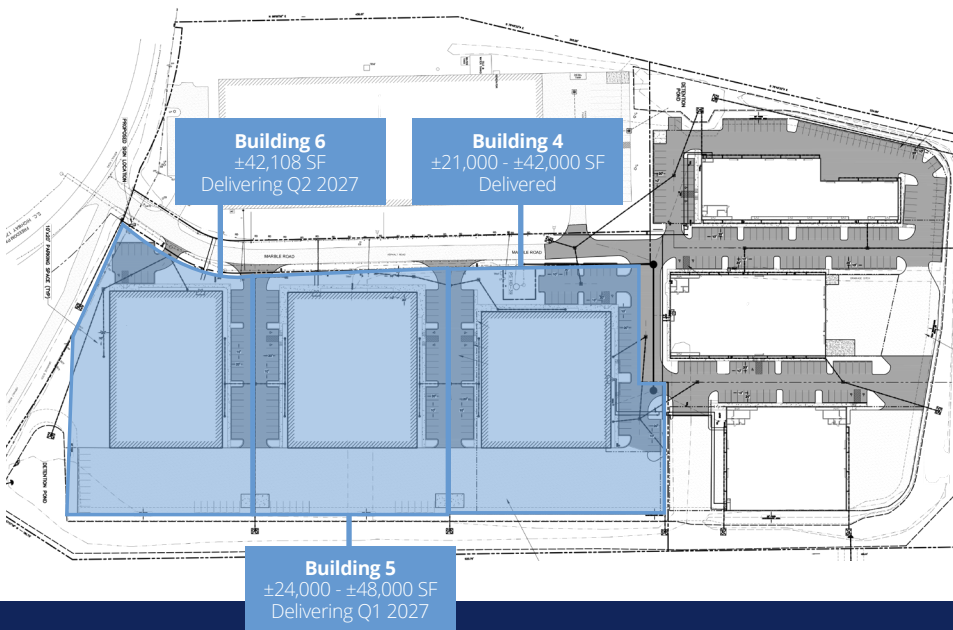
The buildings are clear-span PEMB construction with standing seam roofs, making them ideal for warehouse, distribution or service-based users. Located just three miles from I-95 and about ten minutes from the Port of Savannah, the park provides excellent access to regional and port logistics.

Delivery ranges from Q2 2026 to Q2 2027.

# Property Details

Specification	Building 4	Building 5	Building 6
<b>Address</b>	344 Marble Road Hardeeville, SC 29927	124 Marble Road Hardeeville, SC 29927	62 Marble Road Hardeeville, SC 29927
<b>Building size</b>	±21,000 - ±42,000 SF	±24,000 - ±48,000 SF	±42,108 SF
<b>Land</b>	±1.65 acres	±1.83 acres	±1.64 acres
<b>Sale price</b>	Contact broker	Contact broker	Contact broker
<b>Lease rate</b>	±42,000 SF: \$15.90 / SF NNN ±21,000 SF: \$16.50 / SF NNN	±48,000 SF: \$15.90 / SF NNN ±24,000 SF: \$16.50 / SF NNN	Contact broker
<b>TICAM (NNNs)</b>	Contact broker	Contact broker	Contact broker
<b>Status</b>	Delivered	Delivering Q1 2027	Delivering Q2 2027
<b>Office</b>	Build-to-Suit	Build-to-Suit	Build-to-Suit
<b>Clear height</b>	21'	21'	21'
<b>Column spacing</b>	N/A, clear span	N/A, clear span	N/A, clear span
<b>Slab thickness</b>	6"	6"	6"
<b>Drive-in doors</b>	Two (2) 12' x 14'	Two (2) 12' x 14'	Two (2) 12' x 14'
<b>Dock doors</b>	Two (2) 8' x 10'	Two (2) 8' x 10'	Two (2) 8' x 10'
<b>TMS</b>	039-00-03-027	039-00-03-027	039-00-03-027

## Site Plan



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