



WATER TOWER ROAD // NORTH MYRTLE BEACH, SOUTH CAROLINA

PALMETTO COAST INDUSTRIAL PARK

MYRTLE BEACH'S PREMIER CLASS A INDUSTRIAL PARK
BUILDING 2 | 100,614 AVAILABLE





2.2 MSF
RETAIL CENTER

WATERSIDE
BY MERITAGE HOMES

RYAN HOMES
AT GRANDE DUNES

GRANDE
DUNES RESORT

22

17

ABRAZO
GRANDE DUNES

ARCADIA
AT GRANDE DUNES

31



31

WATERTOWER ROAD

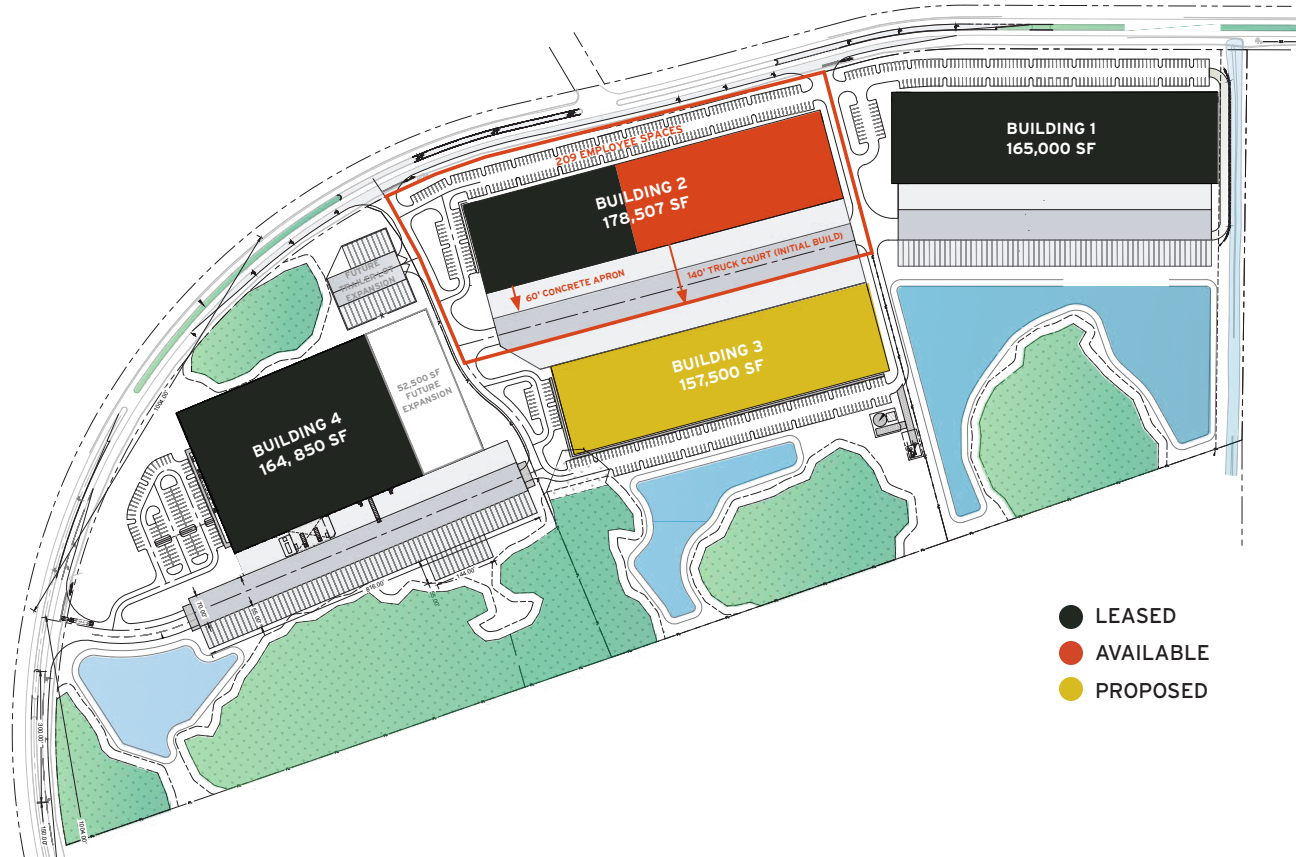
amazon
PCIP B1 | 165,000 SF

PCIP
PCIP B2
178,507 SF

pepsi
bottling ventures
PCIP B4 | 164,850 SF

Edgewater Ventures is pleased to present Palmetto Coast Industrial Park (PCIP) – the Myrtle Beach market's first Class A industrial park. Totalling 69 acres and 665,854 SF across four (4) buildings, the project provides users with a best-in-class park setting capable of accommodating users from 25,000 SF up to 258,114 SF+. Positioned along Water Tower Road with uninterrupted access to SC HWY 31, SC HWY 22, and US HWY 17, the park provides outstanding connectivity to the entire Myrtle Beach MSA in addition to Wilmington, NC and Charleston, SC.

SITE PLAN



PARK SUMMARY

PROPERTY INFORMATION

ADDRESS	Water Tower Road
CITY	North Myrtle Beach
STATE	South Carolina
COUNTY	Horry
PARCEL ID	38900000243
TOTAL PARK ACRES	±69.28
ZONING	Planned Development District with intended Industrial Use
NUMBER OF BUILDINGS	Three (3) Existing, One (1) Proposed
TOTAL SF	178,507 SF

ACCESSIBILITY

SC HWY 31	Immediate access
SC HWY 22	2.5 miles
US HWY 17	4.0 miles
MYRTLE BEACH INTERNATIONAL AIRPORT	14.2 miles
GEORGETOWN	46.3 miles
WILMINGTON	77.3 miles
CHARLESTON	107.0 miles



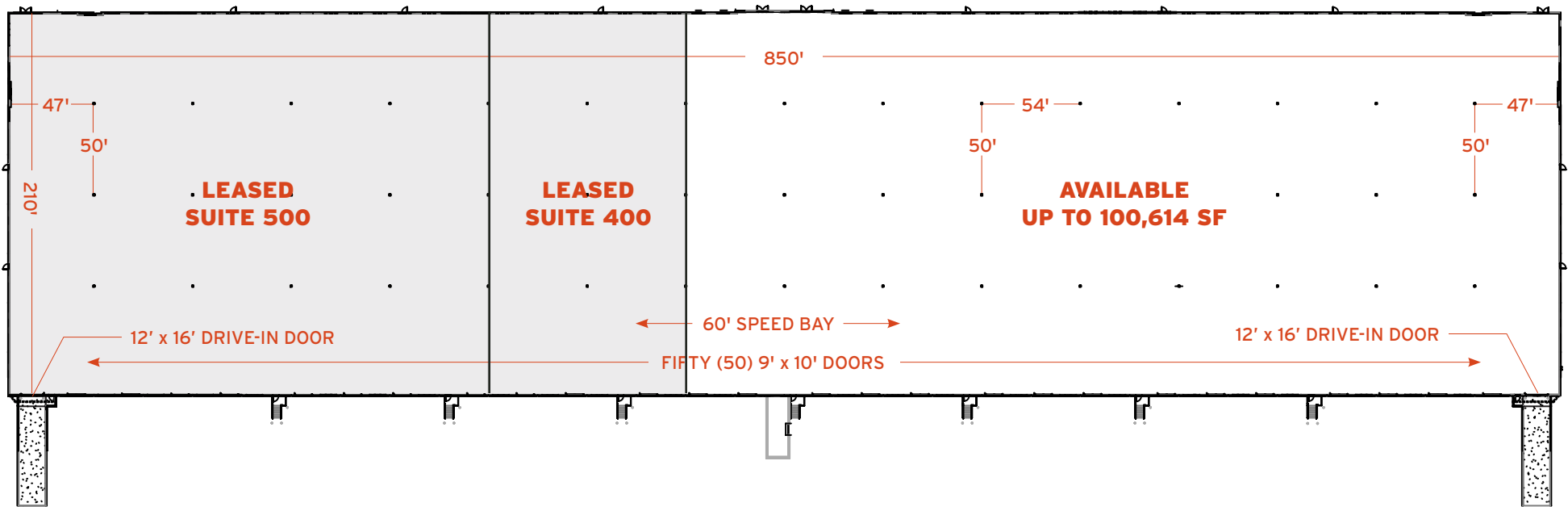
Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

BUILDING 2 SPECIFICATIONS

BUILDING DIMENSIONS	850' x 210'
COLUMN SPACING	54' x 50' with 60' speed bay
BUILDING SIZE	178,507 SF
AVAILABLE SF	100,614 SF
OFFICE SF	BTS
CONSTRUCTION TYPE	Tilt-up concrete
ROOF	60 mil TPO

PARKING	209 employee spaces
TRUCK COURT DEPTH	140'-deep truck court with 60' apron (200' deep shared truck court upon completion of B3)
FLOOR THICKNESS	6" concrete
CLEAR HEIGHT	32' minimum
LIGHTING	LED
WAREHOUSE HEATING	Roof mounted gas unit heaters





SPRINKLER SYSTEM	ESFR sprinkler system
LOADING DOCKS	Fifty (50) 9' x 10' doors
GRADE LEVEL LOADING	Two (2) 12' x 16' doors
VENTILATION	Roof mounted ventilation fans
AVAILABILITY	Immediately
LEASE RATE	Call for details



LOCATION OVERVIEW



GATEWAY LOCATION TO MYRTLE BEACH

-  One-turn connectivity from Palmetto Coast Industrial Park to HWY 31 provides uninterrupted access to HWY 22 and HWY 17
-  Infrastructure improvements on Water Tower road have created an attractive median-divided access road to the park, capable of future expansion as the area continues to grow from a commercial and residential perspective
-  Strong proximity to the Grand Strand's densely-populated mixed-used developments such as Barefoot Landing, Arcadian Shores, Grande Dunes and Carolina Forest among many others
-  Positioned less than five minutes away from 2.2 million SF of retail including Tanger Outlets and Arcadian Shores Commons

DRIVE TIMES

10 MIN MAIN ST. NORTH MB	20 MIN MB INTERNATIONAL AIRPORT	45 MIN GEORGETOWN
-----------------------------	------------------------------------	----------------------

WITHIN TEN MILES

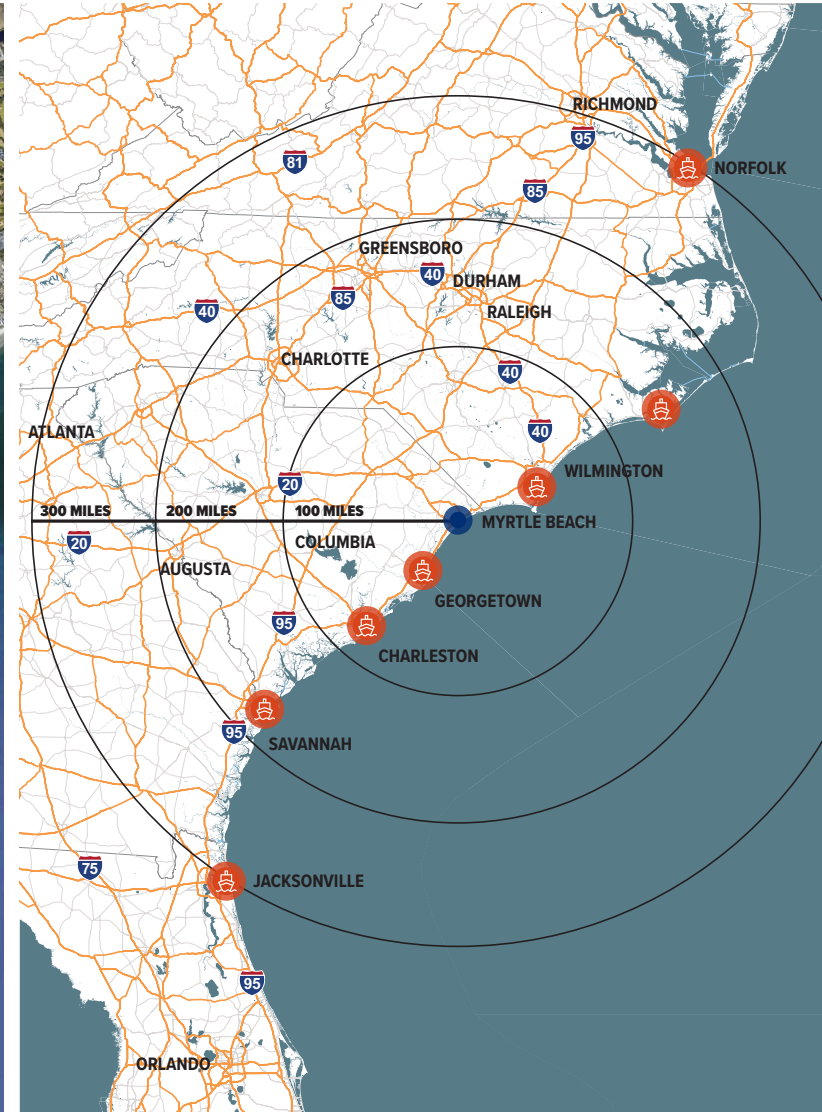
 54,000 HOUSEHOLDS	 127,000 RESIDENTS	 8,600 BUSINESSES
--	--	---

Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

LOCATION OVERVIEW

DRIVE TIMES

10 MIN	MAIN ST. (NORTH MB)	10 MIN	CAROLINA FOREST	20 MIN	MB INTL. AIRPORT	45 MIN	GEORGETOWN	1 HOUR	WILMINGTON	2 HOURS	CHARLESTON
--------	---------------------	--------	-----------------	--------	------------------	--------	------------	--------	------------	---------	------------



Although the information contained herein was provided by sources believed to be reliable, Edgewater Ventures makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes. Icon made by Prosymbls from www.flaticon.com



DEVELOPED BY
EDGEWATER
VENTURES

LEASING BY



ADAM CATES, CCIM, SIOR

Senior Advisor
acates@traddcommercial.com
M: 843.333.4190

HEYES GOLDFINCH

Senior Advisor
hgoldfinch@traddcommercial.com
M: 843.222.2523



AL WILLIAMS

Managing Director
al.williams@jll.com
M: 919.424.8154