



WAREHOUSE PROPERTY FOR LEASE

Wesley Street Warehouse

3720 WESLEY STREET MYRTLE BEACH, SC 29579



DREW LANGWAY

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OFFERING SUMMARY

Lease Rate:	\$13 SF/yr (NNN) \$9,750/monthly
(NNN) Charges:	\$1.55/SF \$1,165.23/monthly
Building Size:	9,000 SF
Zoning Warehouse:	Highway Commercial (HC) County of Horry, SC
Zoning Vacant Lot:	Light Industrial (LI) County of Horry, SC

PROPERTY OVERVIEW

OFFERED FOR LEASE: Is this Warehouse with an adjacent 0.44 Acre Lay-Down Yard/Vacant Lot located in the Waccamaw Industrial Park off George Bishop Parkway and Highway 501. This Warehouse is Approximately 9,000 SF with 4,000 SF being Climate Controlled. The Site is in close proximity to the New 251,000 SF FedEx Distribution Center, Myrtle Beach International Airport, Coastal Grand Mall, Highway 17 Bypass and Highway 31.

PROPERTY HIGHLIGHTS

- Located near Myrtle Beach International Airport and Major Traffic Arteries.
- Approximately ±9,000 SF with Approximately 4,000 Climate Controlled SF.
- Three (3) Roll Up Doors; One (1) in Front of the Warehouse, One (1) in the Middle of the Warehouse, and One (1) in the Back of the Warehouse for Full Drive Thru Capability.
- Site Consists of Approximately 0.88 Acres, of which 0.44 Acres is an adjacent Lay-Down Yard/Vacant Lot.
- Warehouse Identified as PIN# 42603040002, Zoned Highway Commercial (HC), County of Horry, SC.
- Vacant Lot Identified as PIN # 42603040019, Zoned Light Industrial (LI), County of Horry, SC.

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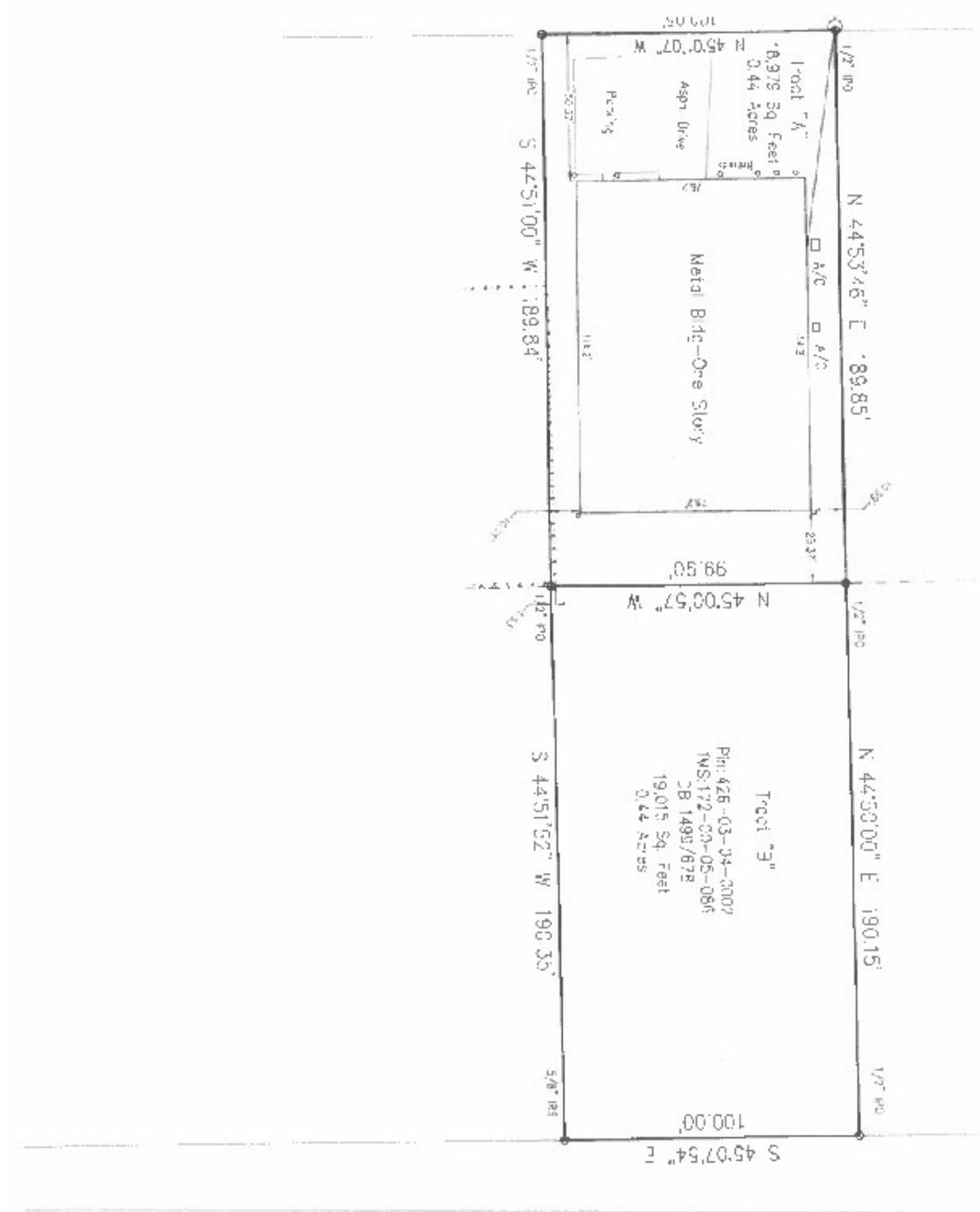


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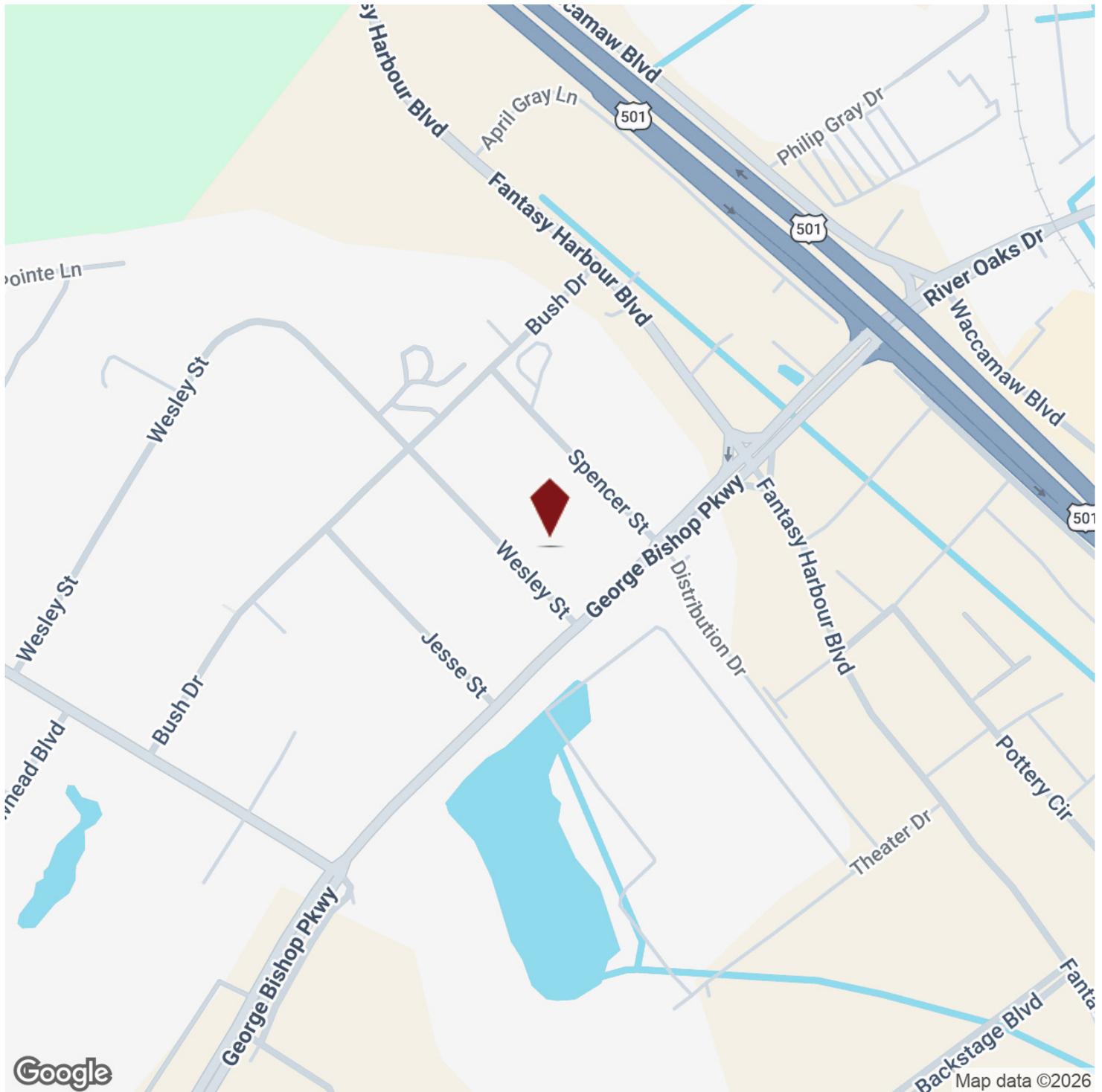


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