



FLEX WAREHOUSE DISTRIBUTION SPACE FOR LEASE



Airport Warehouse Park

2525 VACATION DRIVE, MYRTLE BEACH, SC 29577



RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

B.W. "RUSTY" HELM

843.626.3400

rusty@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-5742 | www.keystonecommercial.com



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OFFERING SUMMARY

Lease Rate:	\$14-15 SF/YR (NNN)
Available SF:	3,375 - 18,000ç SF
Lot Size:	7.5± Acres
Horry County Zoning:	High Bulk District (RE4)

[CLICK HERE TO VIEW ZONING INFORMATION](#)

PROPERTY OVERVIEW

OFFERED FOR LEASE: Is Custom Warehouse Space in the Airport Warehouse Park. Located just outside the city limits of Myrtle Beach in Horry County. Adjacent to Myrtle Beach International Airport. The Airport Warehouse Park is planned for approximately 80,000 SF of Warehouse/Distribution Space. The Park is highly visible from US Highway 17 Bypass with multiple access points off Fred Nash Boulevard and Shetland Lane. Soon to have connectivity with Seaboard Street with the extension of Fred Nash Blvd.

PROPERTY HIGHLIGHTS

- Identified as: PIN# 44202010022, County of Horry, SC.
- Approximately 7.5 Acre Warehouse Park.
- Custom Features: Grade Level Door(s), Dock Level Door(s), Office(s).
- Current Park Tenants: Lennox, West Shore Homes, & Southern Carlson, J&A Imports, Gemaire and VSC Fire and Security.
- Eave Heights - 25' Front to 18' Rear
- Average Daily Traffic Count: 78,800 (Source: SCDOT 2024).

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,484	12,671	29,254
Total Population	3,565	29,083	67,458
Average HH Income	\$49,129	\$50,351	\$54,505

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LEASE INFORMATION

Lease Type:	NNN \$3.50 - 2025	Lease Term:	Negotiable
Total Space:	3,375 -18,000± SF	Lease Rate:	\$14.00+ SF/yr

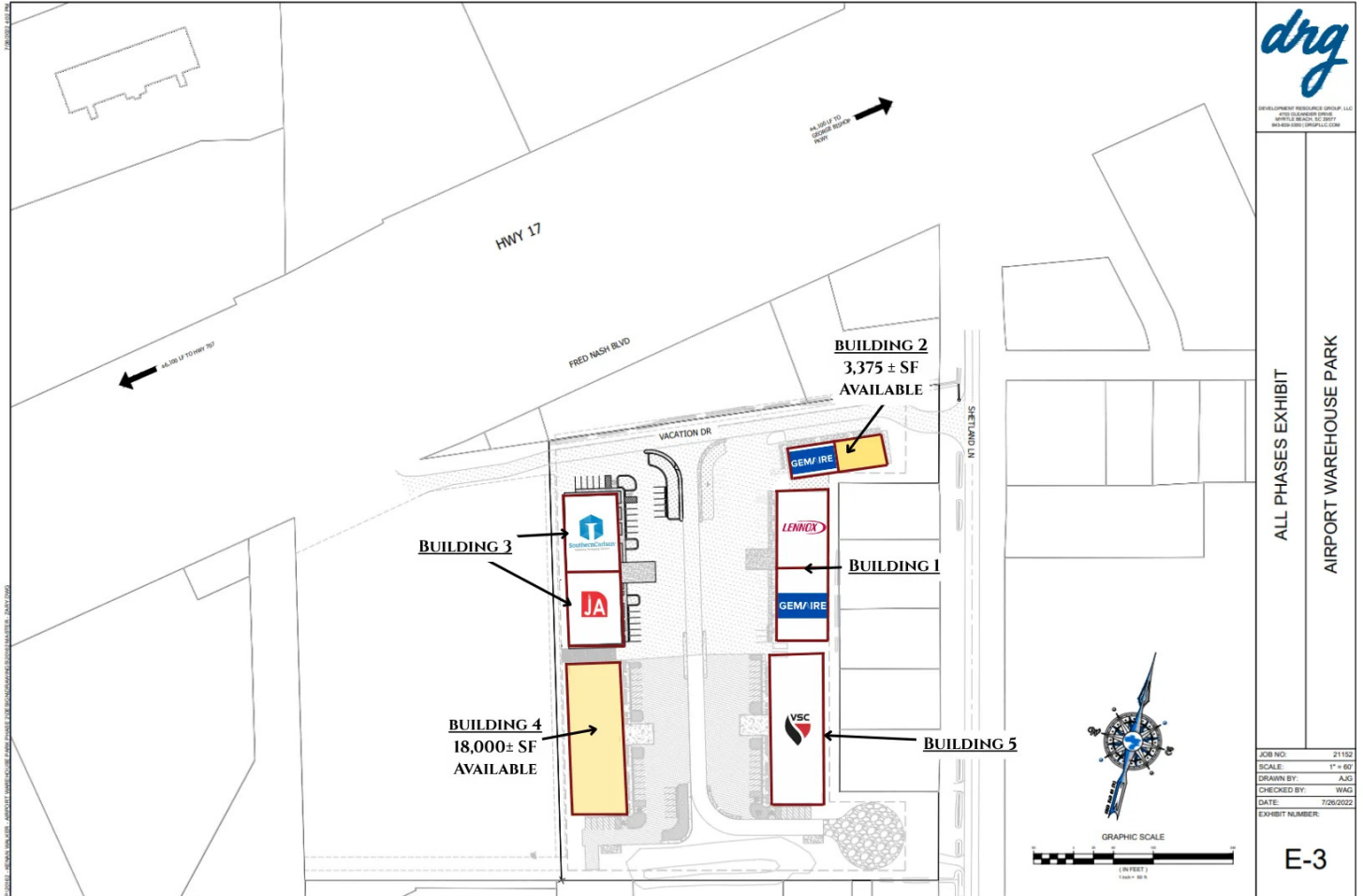
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Building 1	LEASED	9,500 SF	NNN	N/A	Fully Occupied
Building 2	Available	3,375 SF	NNN	\$15.00 SF/yr	800± SF Office and 2 Roll-Up Doors.
Building 3	LEASED	18,000 SF	NNN	N/A	Fully Occupied
Building 4	Available	18,000 SF	NNN	N/A	2 Dock Doors, 2 Roll-Up Doors, Storefront.
Building 5	LEASED	18,000 SF	NNN	N/A	Fully Occupied

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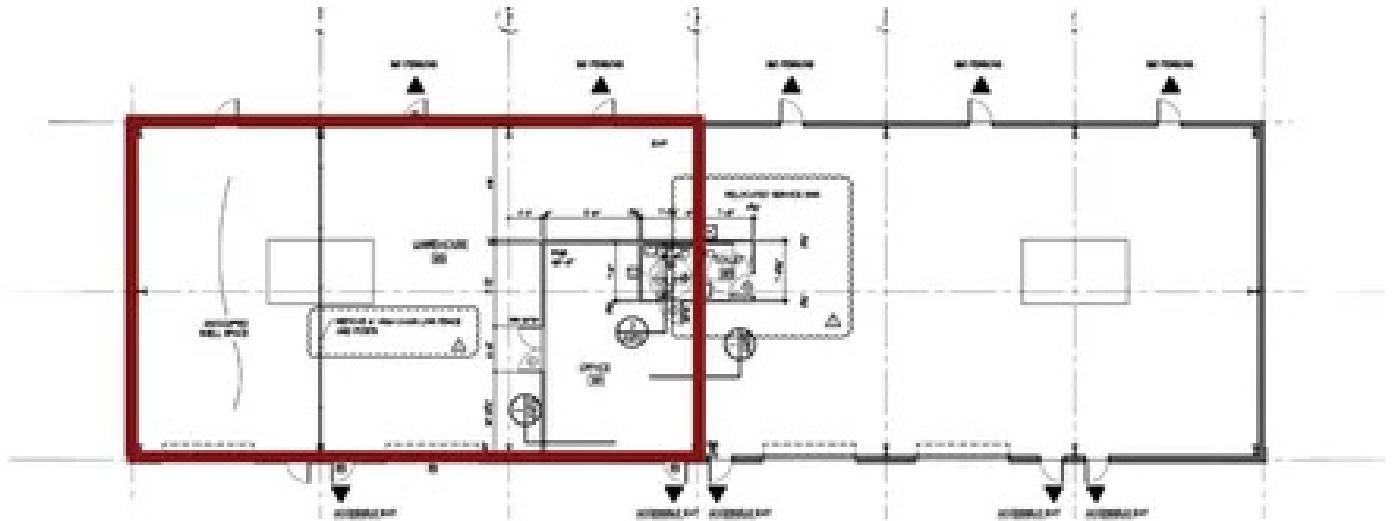
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Building 2

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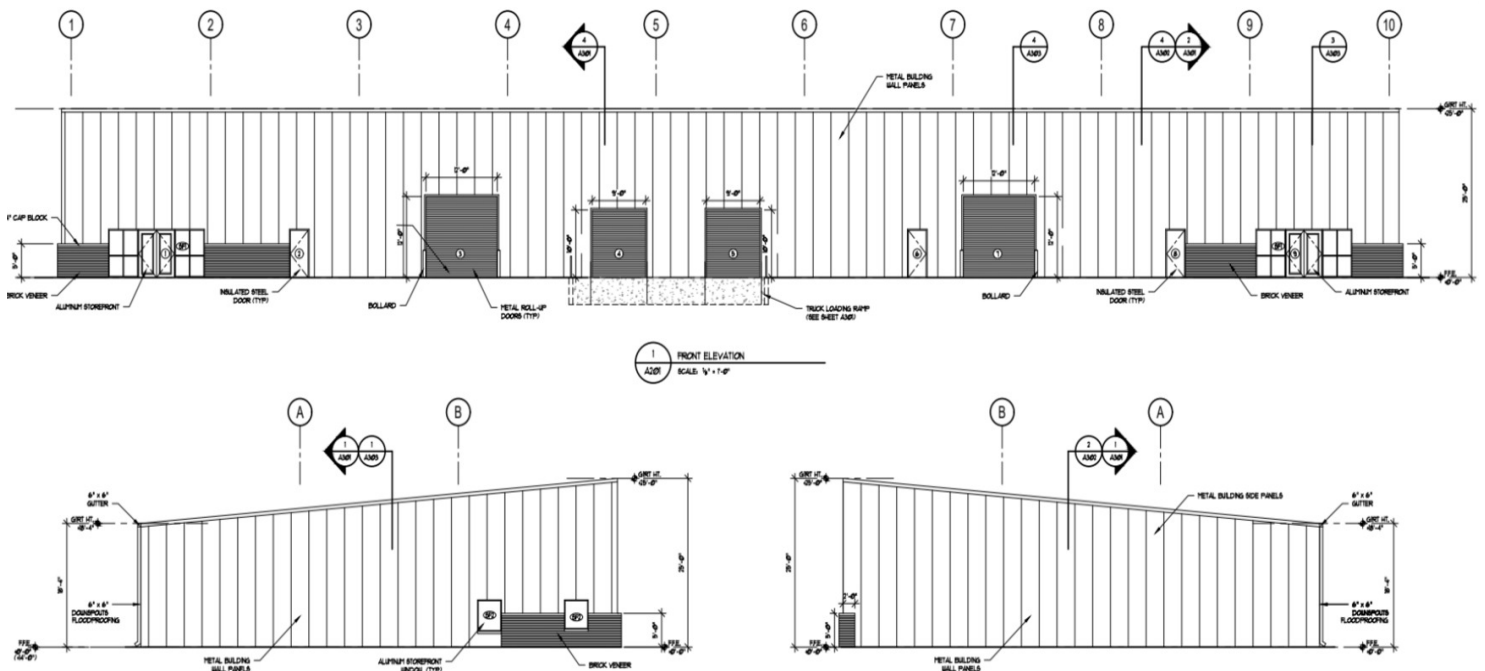
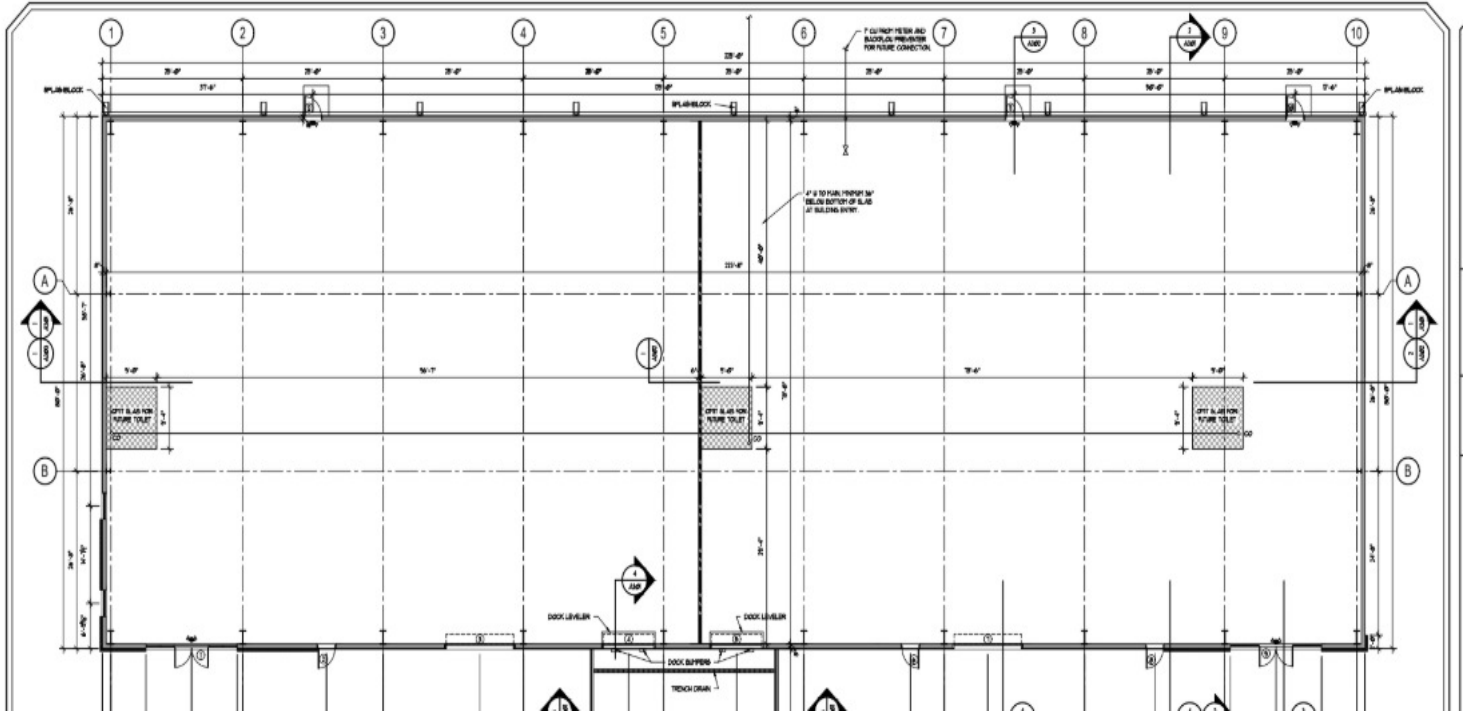


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Building 4

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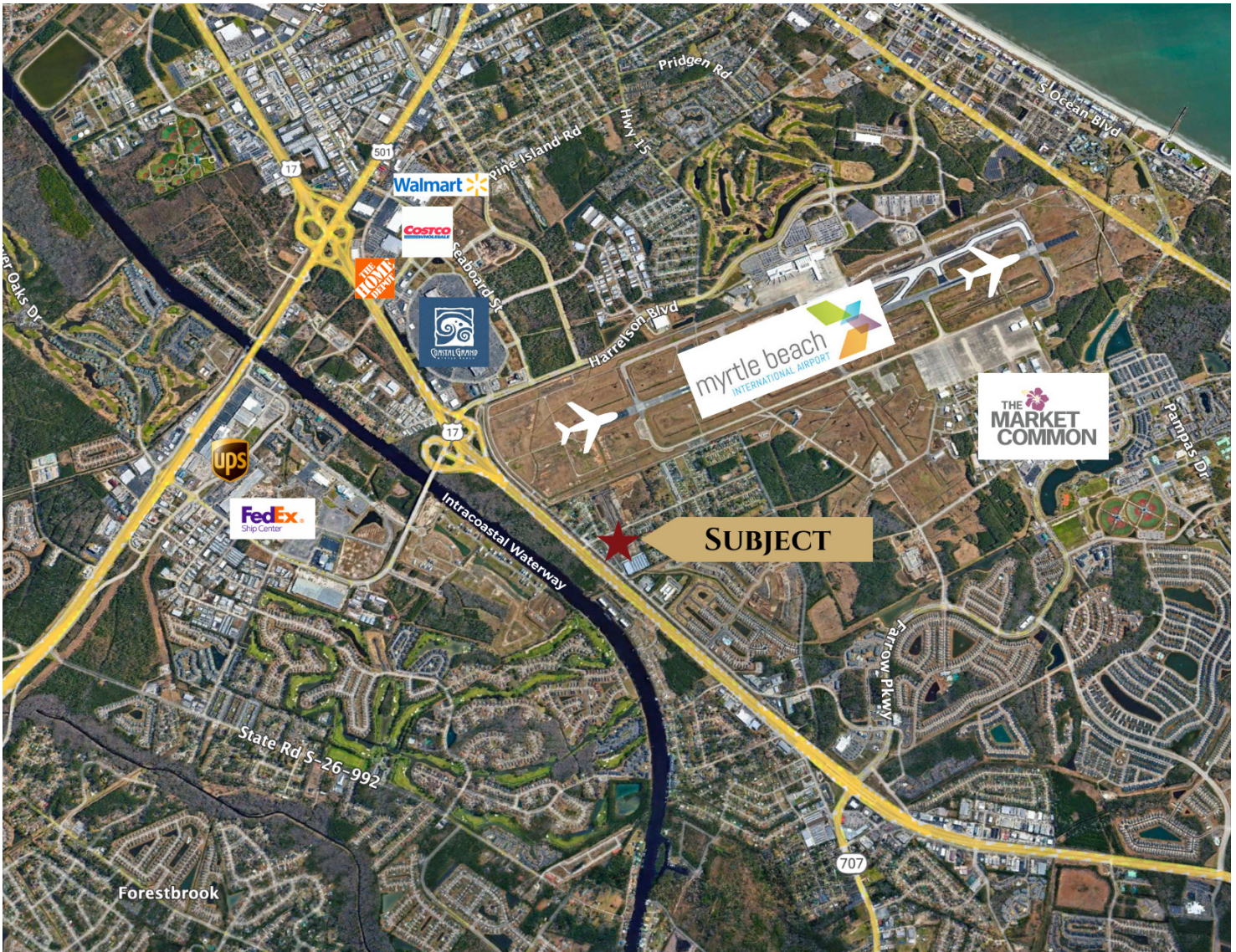


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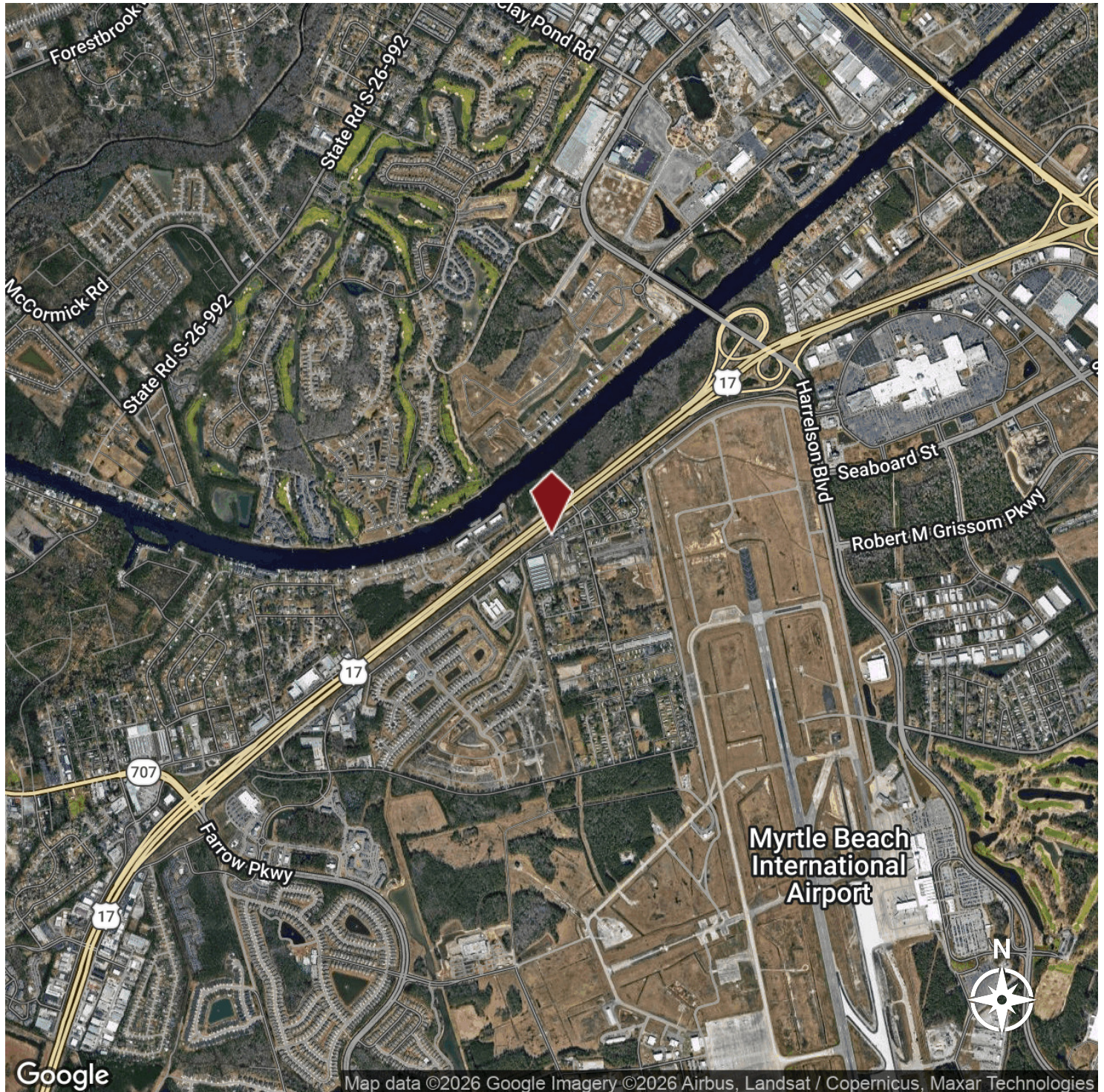
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