

Cardinal 12 Road


 Robert's
DONE RIGHT INC.

Flex Space For Lease

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Three Suites with Laydown Yard Located off **William Hilton Parkway**

12 Cardinal Road, Hilton Head Island, SC

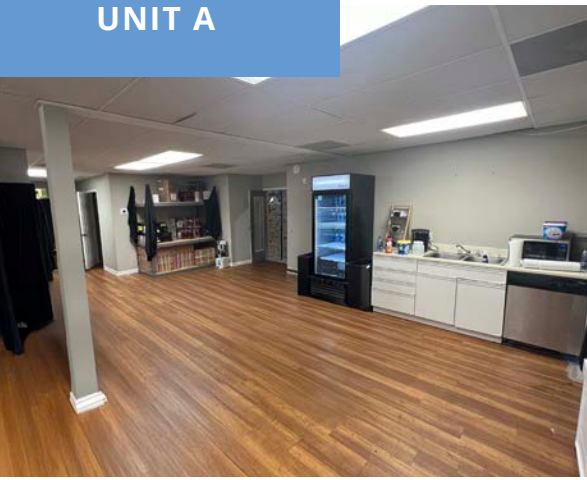
Situated mid-island with excellent accessibility, 12 Cardinal Road in Hilton Head offers three suites for lease: Unit A & B in Building 1 (available now) and Unit D in Building 2 which will become available in January, 2027.

Each space features a large, open warehouse space with an office build-out, roll-up doors, loading dock and a fenced yard ideal for businesses seeking extra storage.

Landlord improvements:

- Exterior paint
- Landscaping package
- General site cleanup
- Office refresh
- Repaired parking lot

UNIT A



Specifications

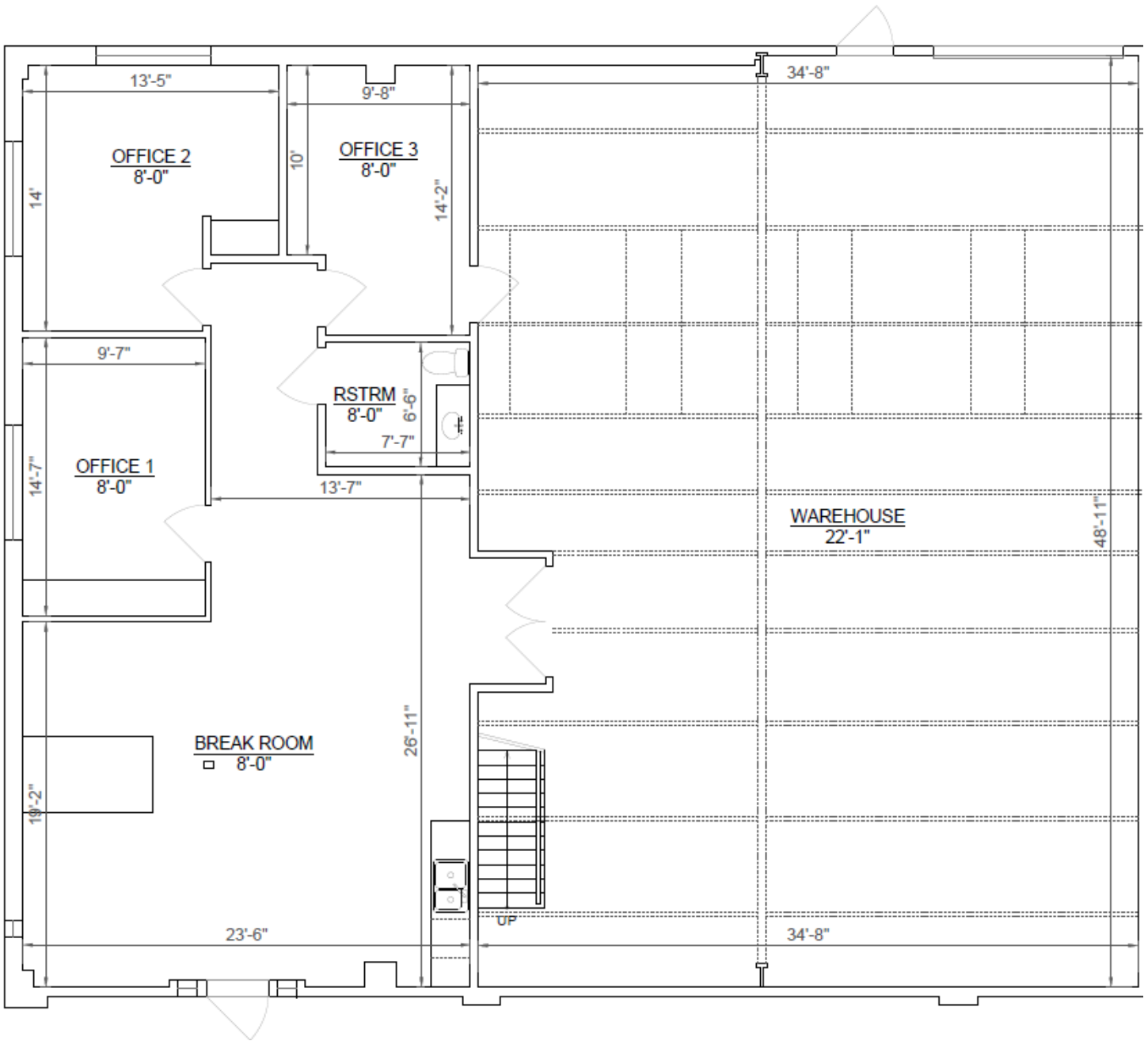
Address	12 Cardinal Rd, Hilton Head Island, SC
Available Space	±4,303 SF total <i>*Can be combined with Unit B for ±7,127 SF</i>
Warehouse Space	±3,138 SF
Office Spaces	±1,165 SF <i>3 private offices, open area & kitchenette</i>
Truck Loading	(1) 10' x 10' drive-in door (1) Shared loading dock
Clear Height	21'
Laydown Yard	0.25 acres
Lighting	LED
HVAC	Fully conditioned
Electrical	3-Phase 200 Amp
NNN Fees	Est. \$3.80 PSF

ASKING RATE:

\$17.00 PSF NNN



UNIT A - FLOOR PLAN



UNIT B



Specifications

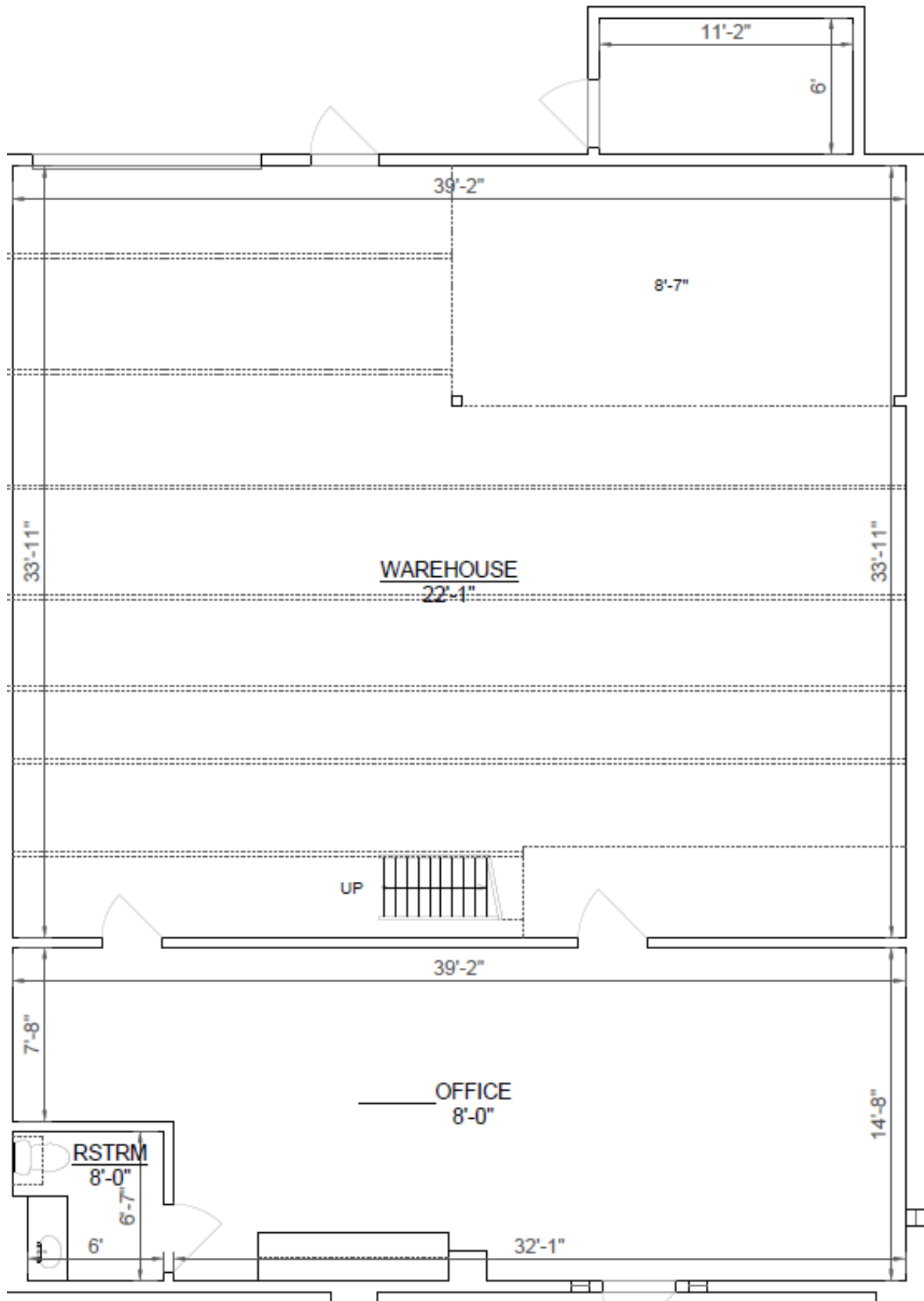
Address	12 Cardinal Rd, Hilton Head Island, SC
Available Space	±2,824 SF total <i>*Can be combined with Unit A for ±7,127 SF</i>
Warehouse Space	±2,100 SF
Office Space	±724 SF
Truck Loading	(1) 10' x 10' drive-in door (1) Shared loading dock
Clear Height	18'
Lighting	LED
Laydown Yard	0.25 acres
Electrical	3-Phase 200 Amp
NNN Fees	Est. \$3.80 PSF

ASKING RATE:

\$17.00 PSF NNN



UNIT B - FLOOR PLAN



UNIT D



Specifications

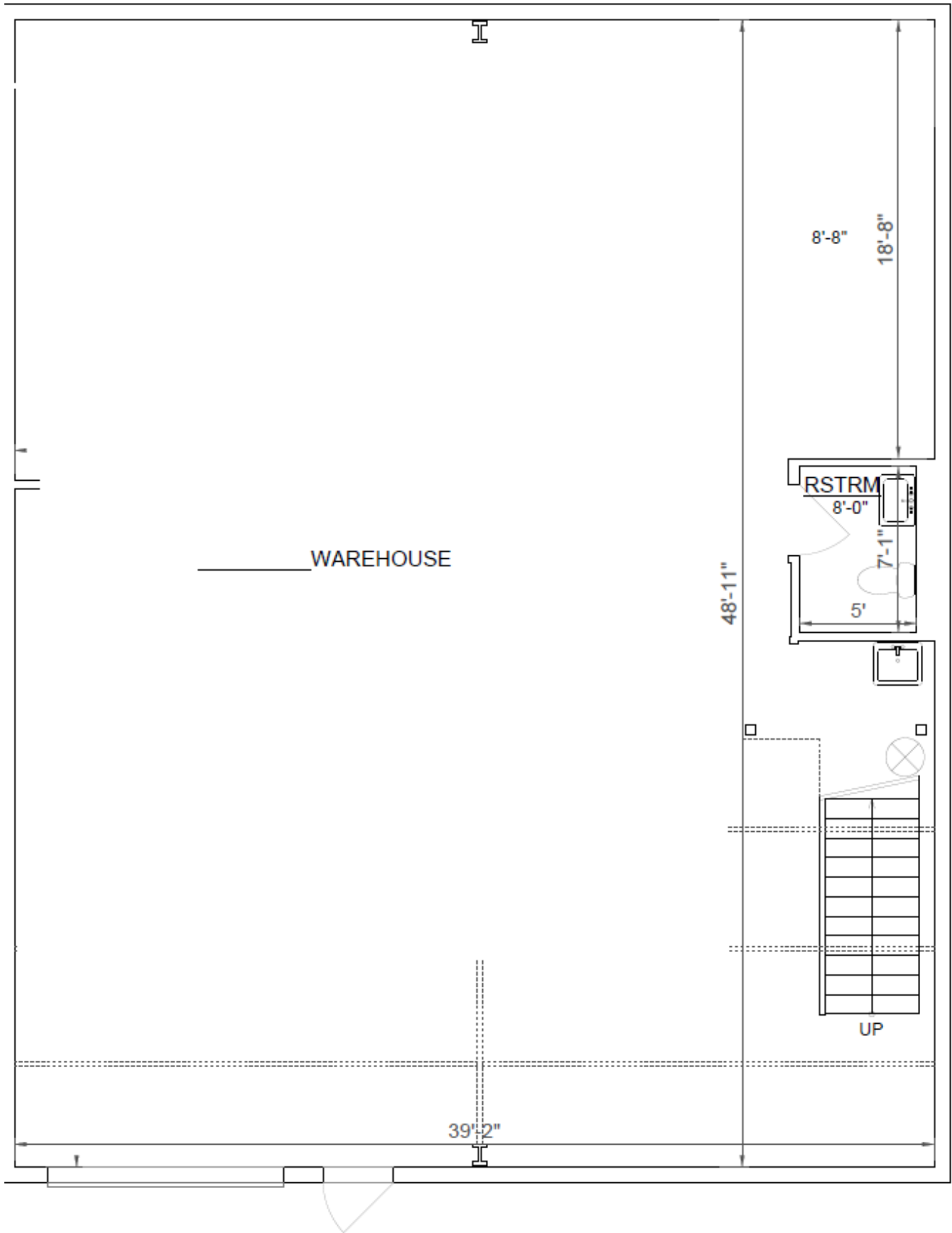
Address	12 Cardinal Rd, Hilton Head Island, SC
Available Space	±2,343 SF
Date Available	January, 2027
Truck Loading	(1) 10' x 10' drive-in door (1) Shared loading dock
Clear Height	18'
Lighting	LED
Laydown Yard	0.25 acres
Electrical	3-Phase 200 Amp
NNN Fees	Est. \$3.80 PSF

ASKING RATE:

\$17.00 PSF NNN



UNIT D - FLOOR PLAN



DRIVE TIMES

Bluffton	19 min
Hardeeville SC	47 min
I-95	56 min
I-16	56 min
Savannah GA	58 min
Beaufort SC	1 hr 3 min
Charleston SC	2 hrs 2 min
I-26	2 hrs 16 min



Hilton Head Island Airport



William Hilton Parkway



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