



**LEASE RATE**

**\$8.50/SF NNN**

**CONTACT**

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**FOR LEASE**

**±29,104-SF Warehouse on  
±5.17 Acres with Secured Yard**

4744 Highway 162 | Hollywood, SC 29449

Offering a secure fenced yard with gated access and ±1,550 SF of office space, this property is ready for operations.



**±99,455**

2025 Total Daytime  
Population  
(within 10 miles)



**±36,700**

Vehicles per day  
via Savannah Hwy



**\$124,757**

2025 Average  
Household Income  
(within 10 miles)

**Colliers | South Carolina**

960 Morrison Drive, Ste 400  
Charleston, SC 29403  
+1 843 747 1200

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# Property Overview

<b>Address</b>	4744 Highway 162 Hollywood, SC 29449
<b>Taxes and insurance</b>	The property has estimated annual taxes and insurance of approximately \$22,000, or \$0.75 per square foot and no CAM charges
<b>Lease rate</b>	\$8.50/SF, NNN
<b>Total building size</b>	±29,104 SF
<b>Warehouse</b>	±27,554 SF
<b>Office</b>	±1,550 SF
<b>Site size</b>	±5.17 acres (secured by fence and natural buffers)
<b>Eave height</b>	17'
<b>Clear height</b>	Approximately 90% of building is 16' clear
<b>Power</b>	3-phase / 220A / 208V, provided by Dominion
<b>Lighting</b>	Automatic LED
<b>Building construction</b>	Roof and walls are non-insulated metal (no sprinkler system)
<b>Dock-high doors</b>	Three (3) 9' x 10'
<b>Drive-in doors</b>	Five (5) total: <ul style="list-style-type: none"><li>• One (1) 9.8'x12'</li><li>• Two (2) 9.6'x10.6'</li><li>• Two (2) 9.8'x13.5'</li></ul>
<b>Utilities</b>	The site is served by septic sewer and well water; gas service is not available
<b>Location</b>	<ul style="list-style-type: none"><li>• Located along Highway 162, between the Hollywood Highway 162 Exit off Hwy 17S, and the Town of Hollywood</li><li>• Easy access to Charleston, Ravenel and Summerville industrial corridors</li><li>• Proximity to major transportation routes enhances regional and port connectivity</li></ul>
<b>Zoning</b>	General Commercial (GC) – Town of Hollywood/ Charleston County

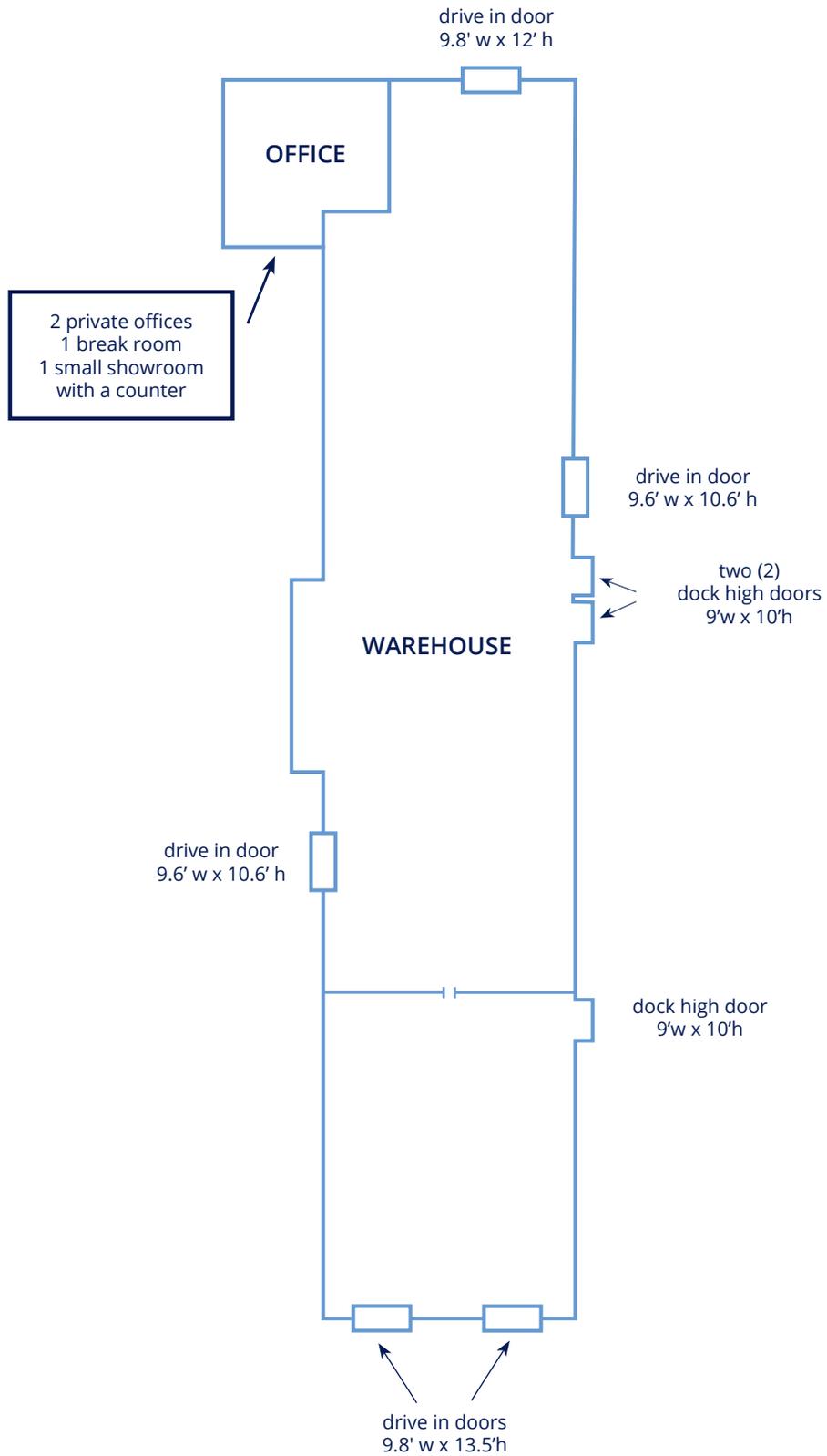


# Aerial Overview

4744 Highway 162 | Hollywood, SC 29449



# Floor Plan





### Drive Times

Highway 17	±1 min.
Interstate 526	±13 min.
Downtown Charleston	±27 min.
North Charleston	±28 min.
Interstate 26	±30 min.
Charleston INT'L Airport	±31 min.
Interstate 95	±45 min.
Savannah, GA	±1 hr 36 min.

### Demographics 2025 est

	5 miles	10 miles	15 miles
2025 total population	18,715	127,303	390,521
2025 daytime population	12,703	99,455	434,358
2025 households	8,111	57,632	170,636
2025 average hh income	\$135,665	\$124,757	\$119,036
Total businesses	494	4,029	16,557
Daytime population: workers	5,093	46,092	260,512
2030 total population	20,010	132,279	411,078

For Lease

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