



INDUSTRIAL PROPERTY FOR LEASE



Warehouse/Office Space

209 HORSETAIL MOSS CT MYRTLE BEACH, SC 29588



CURRY MARTIN

843.626.3400

curry@keystonecommercial.com

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



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PROPERTY HIGHLIGHTS

- 10,500 Square Foot Warehouse/Office building and Laydown yard
- Constructed in 2024
- Close Proximity to Highways 31 and 707 Interchange.
- The 8,600 square foot warehouse includes (1) Loading dock with an 8'x10' Door and (3) Drive In doors with 12'x14' Doors, 20-foot Eave Height and 3 Phase power.
- The 1,900 square foot office includes Reception/Lobby, 5 offices, 3 bathrooms, Conference Room and Break Kitchen.
- The Laydown yard is approximately .4 acres.
- Lease Rate: \$12,250 per month NNN
- Listing Agent is an owner in property.

PROPERTY OVERVIEW

Located in the Socastee area offering convenient access to Highway 31 and Highway 707.

| SPACE | LEASE RATE | SPACE SIZE |
|---------------------------|--------------------|------------|
| Warehouse/Office Building | \$12,250 per month | 10,500 SF |

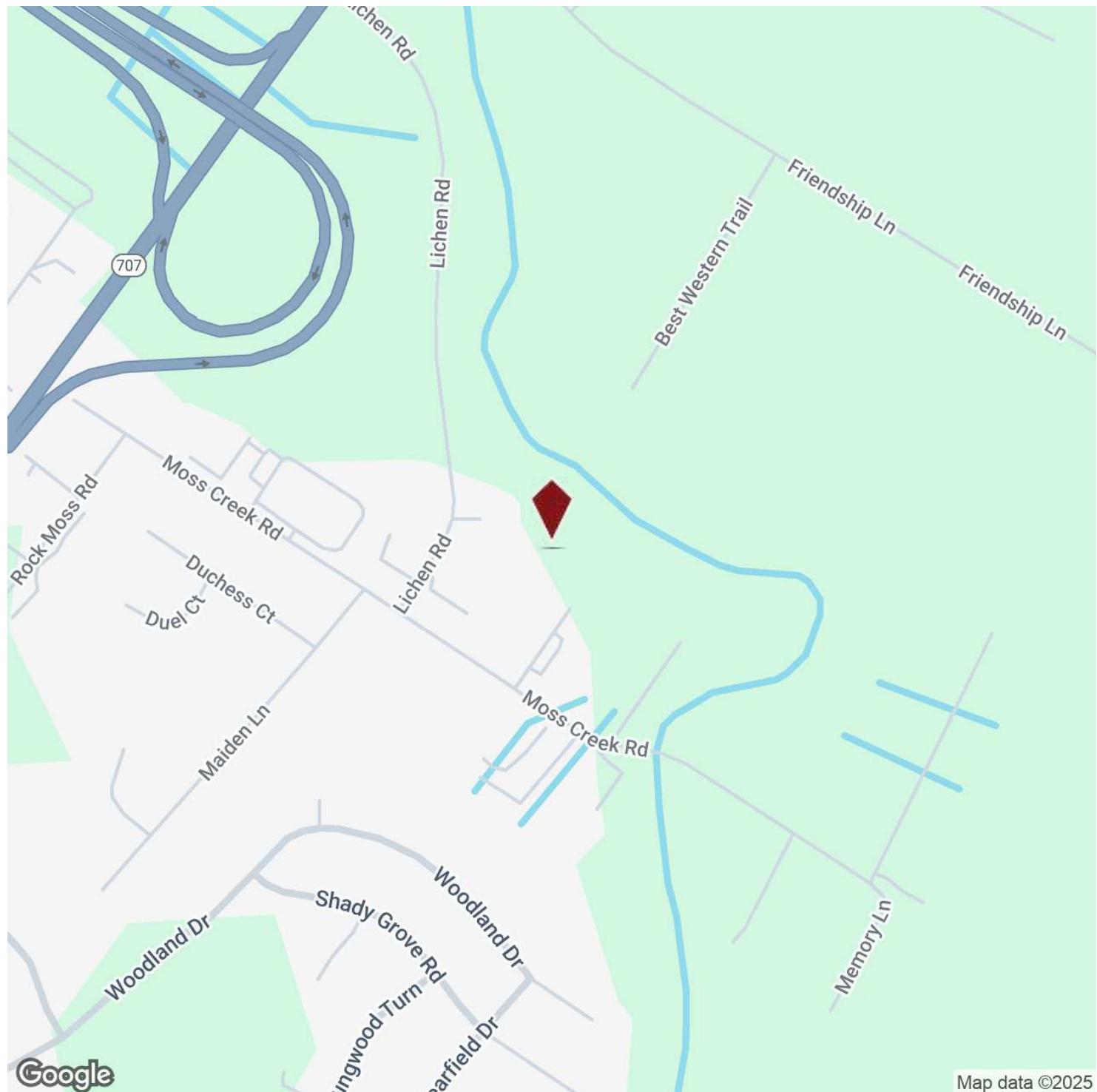
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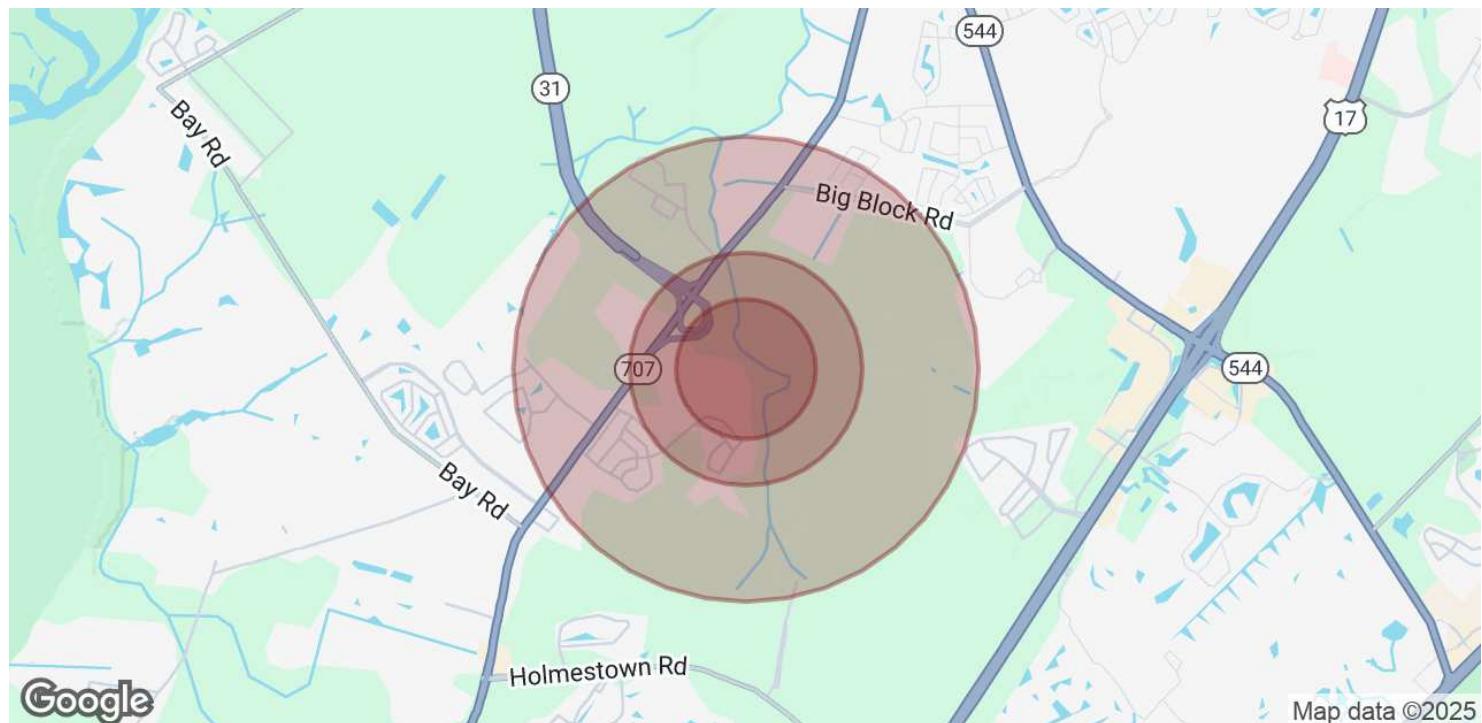
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 255 | 819 | 3,839 |
| Average Age | 47 | 47 | 47 |
| Average Age (Male) | 45 | 45 | 46 |
| Average Age (Female) | 48 | 48 | 48 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 104 | 334 | 1,574 |
| # of Persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH Income | \$80,481 | \$80,099 | \$78,872 |
| Average House Value | \$257,548 | \$262,136 | \$290,816 |

Demographics data derived from AlphaMap

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