



Office/Showroom/Warehouse Space For Lease In Bluffton

3095 Soperton Drive, Suite 209 & 210
Bluffton, South Carolina 29910

Property Highlights

- Last remaining units available
- Centrally located with direct access to Bluffton Pkwy, Bluffton Rd, Burnt Church Rd and Highway 278
- The space is in shell condition with two 12'x12' overhead drive-in doors and store front entrance
- This will be a sublease agreement that expires November 30, 2028. If tenant wishes to have a longer term lease, contact agent.
- Other businesses include: Freedom Boat Club, CSSI, Nix Flooring & Design, Kremer Psychology, Bluffton Commercial Construction & Auto Island

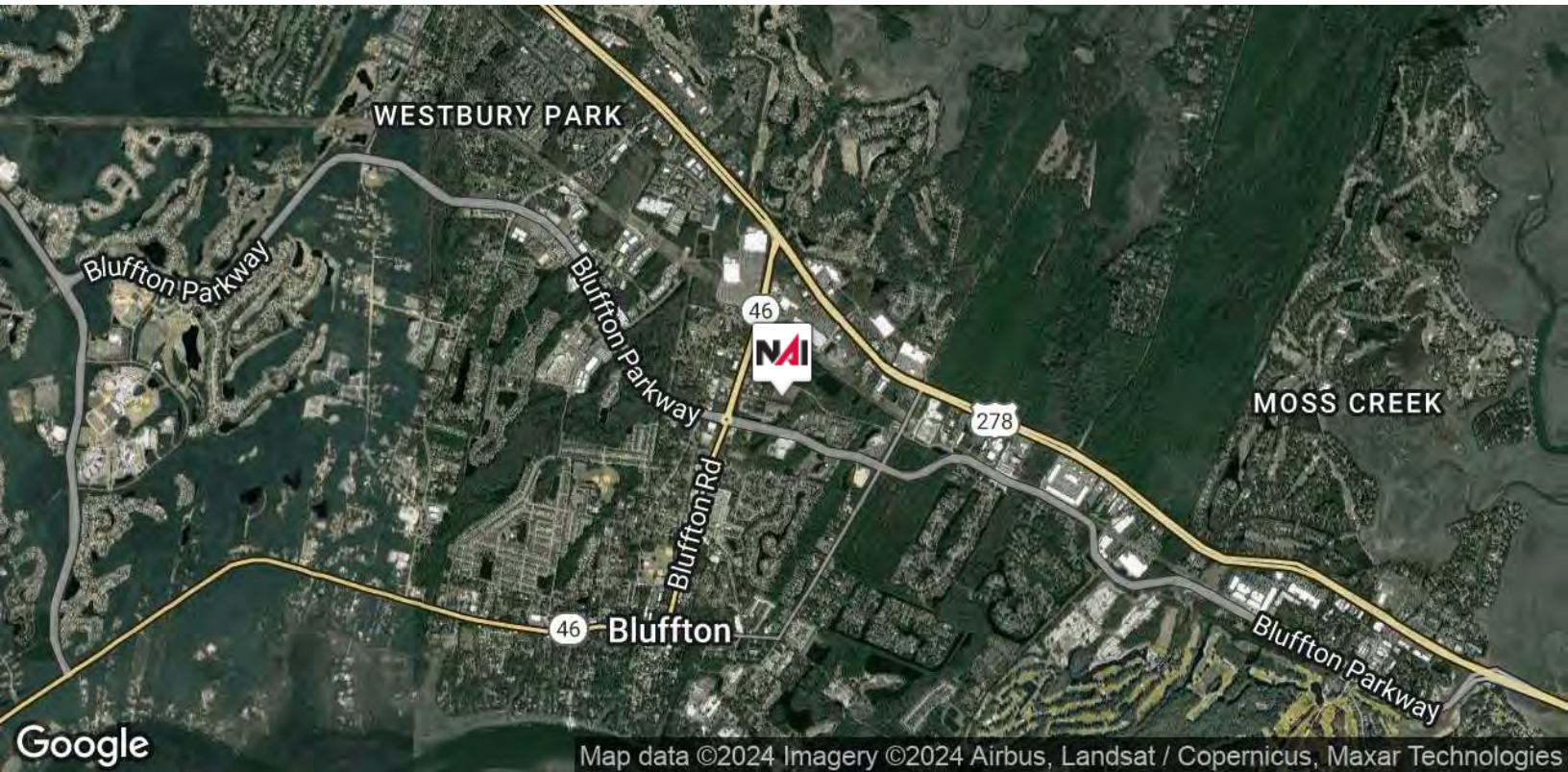
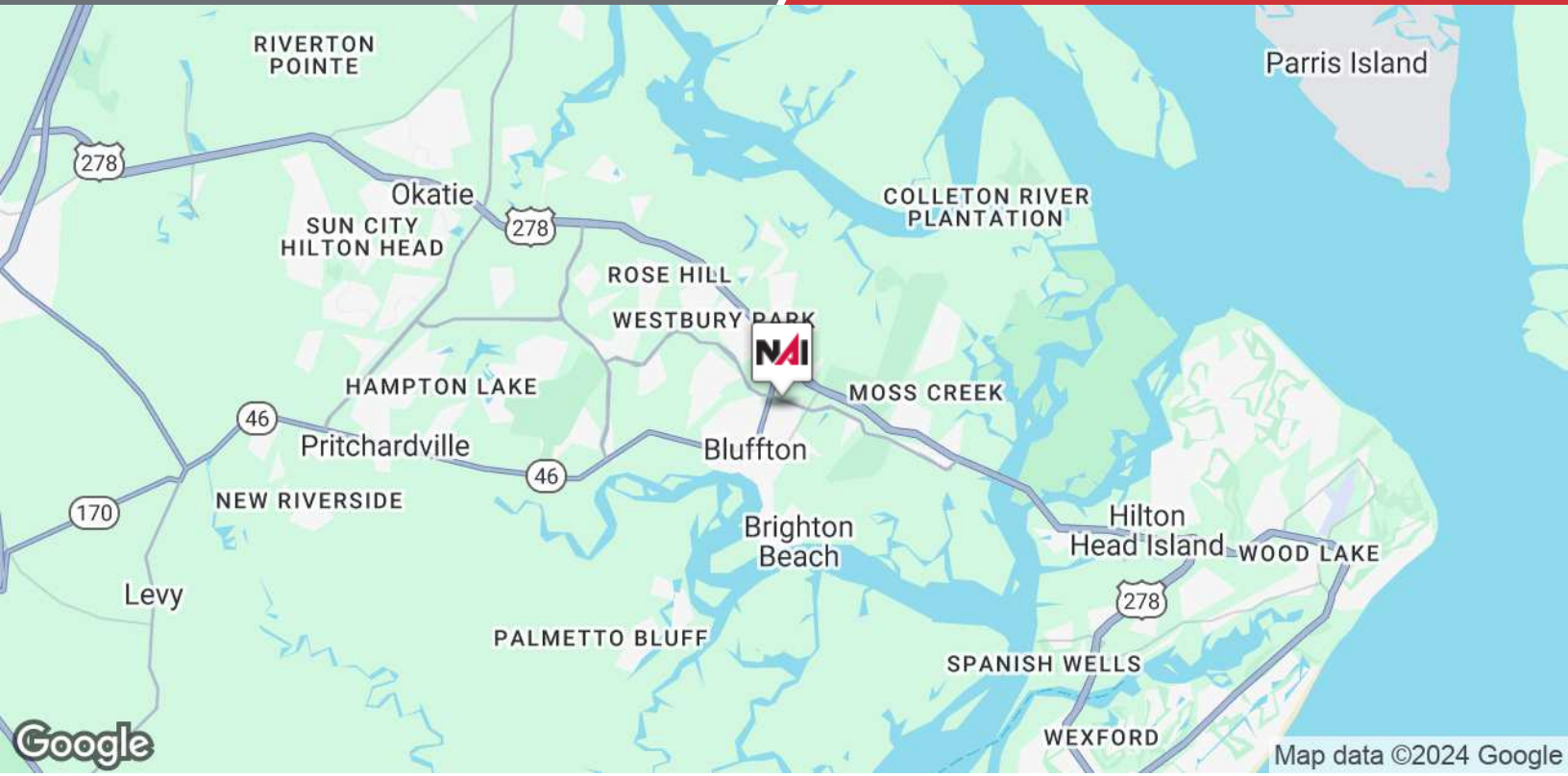
Offering Summary

Available SF:	6,000+/- SF
Condition:	Ready for Upfit
Base Rent:	\$20.00 PSF
Annual Increases:	4%
2025 Estimated NNN:	\$5.00 PSF
Tenant Improvement Allowance (TIA)	TBD
Power:	3-Phase/200 amp
Ceiling Height:	14' to 19'
Overhead Doors:	Two 12'x12' Doors
Parking:	Common

For More Information

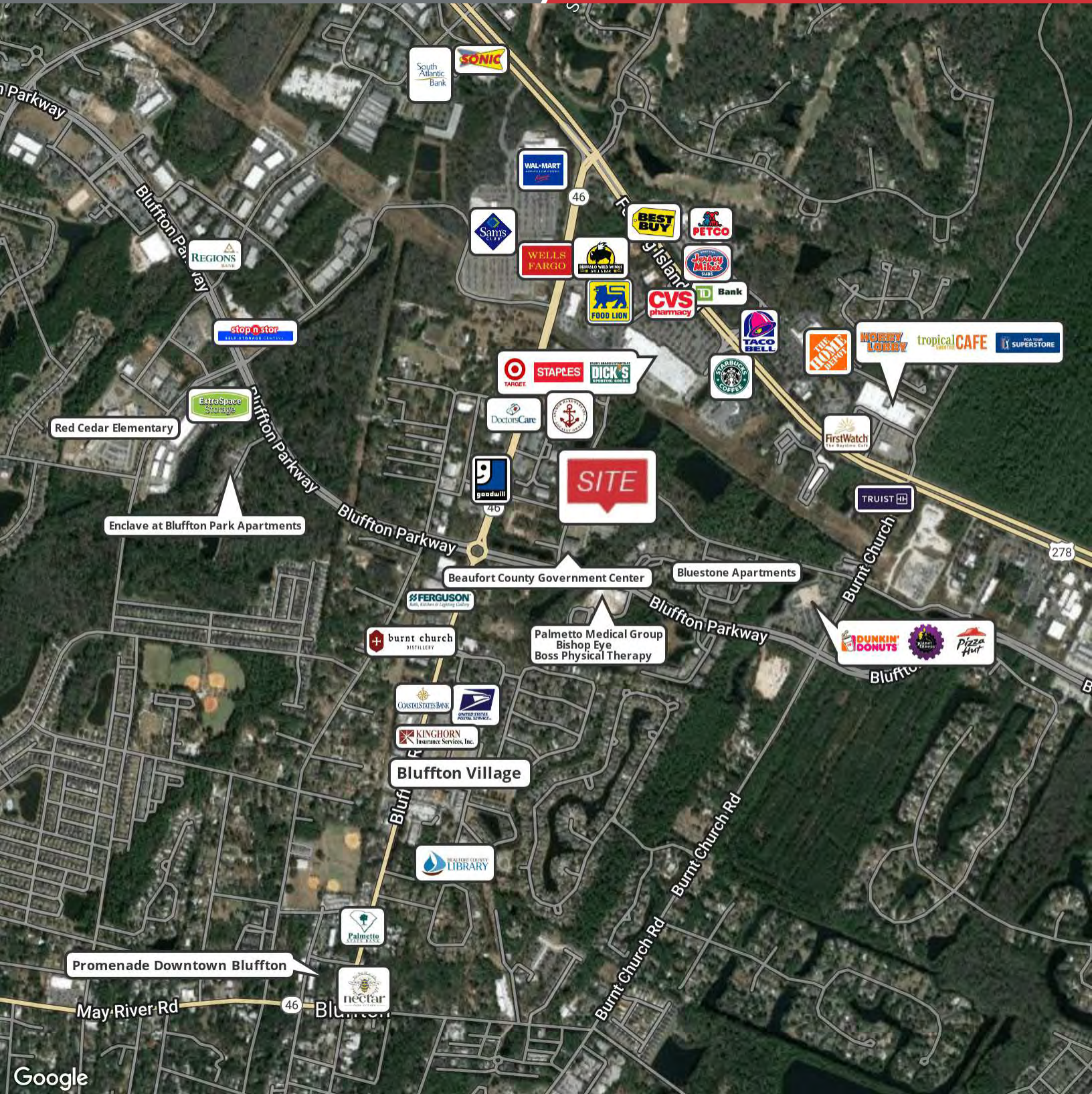
Baker Wilkins

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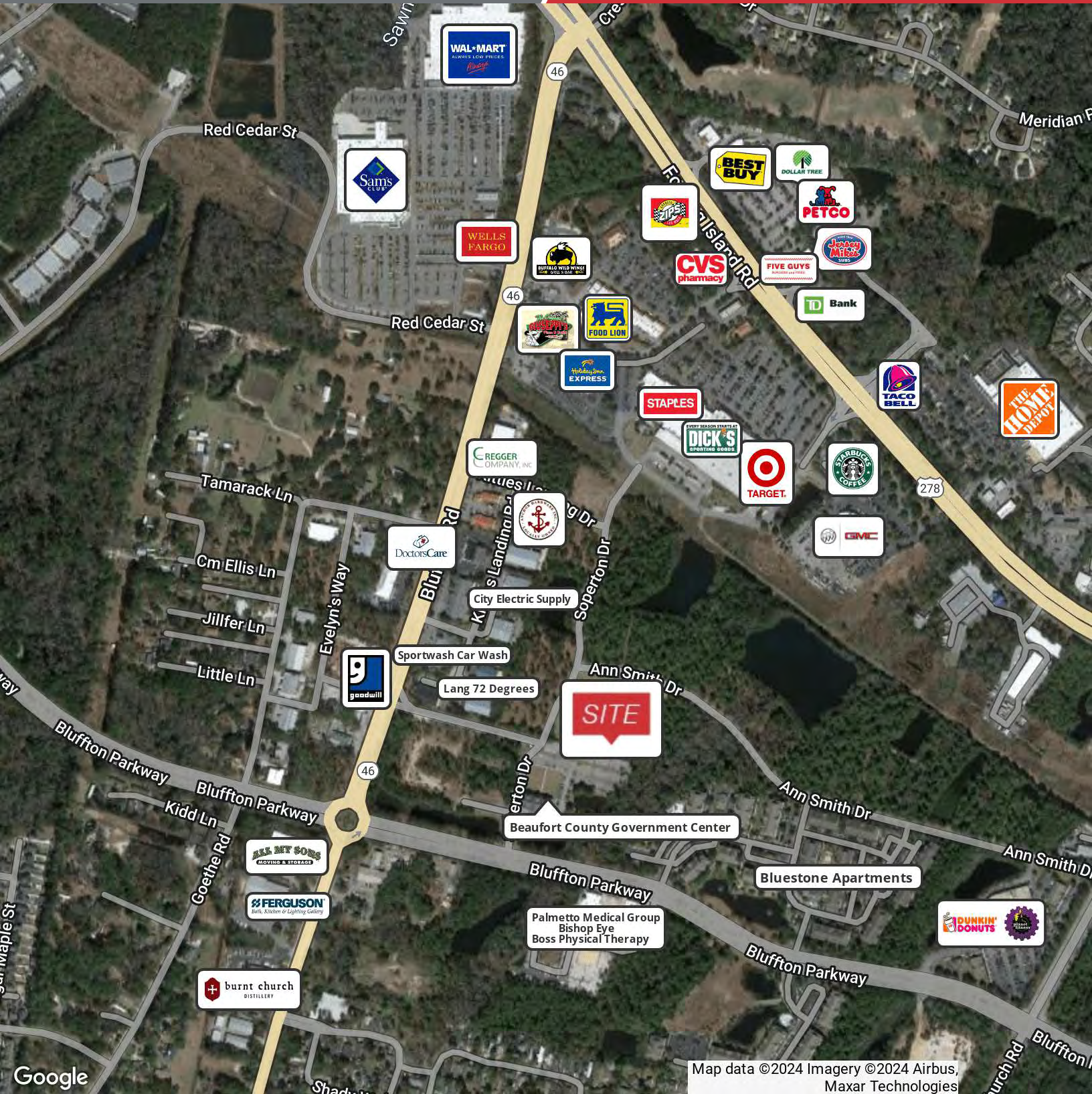
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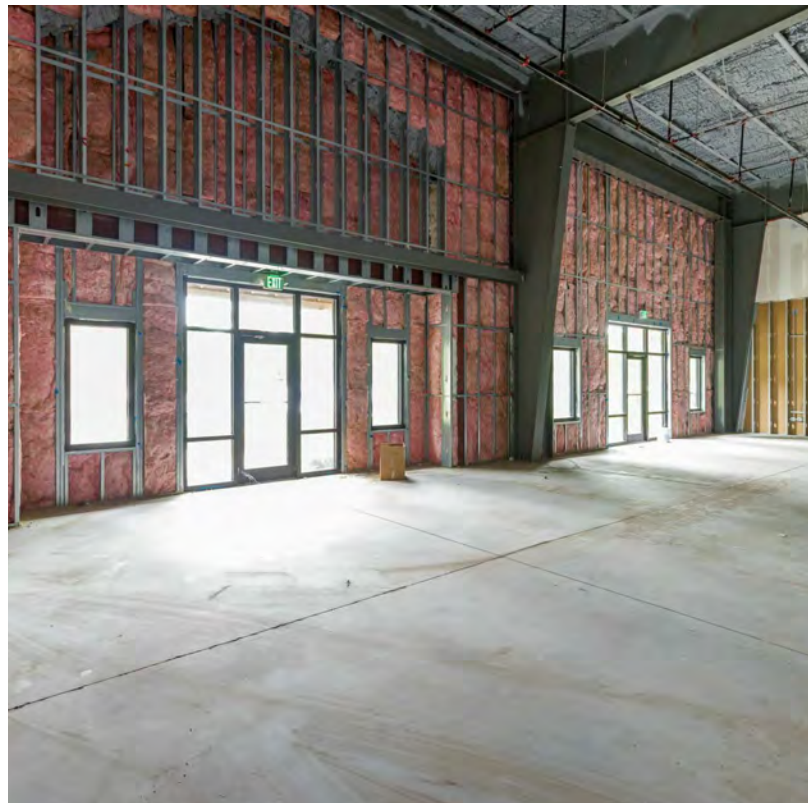
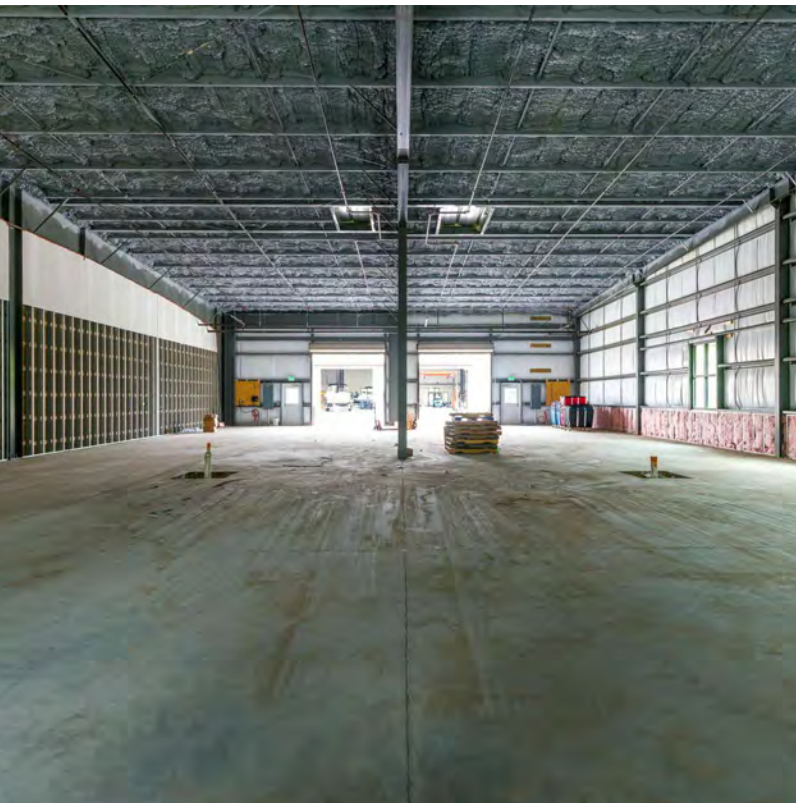
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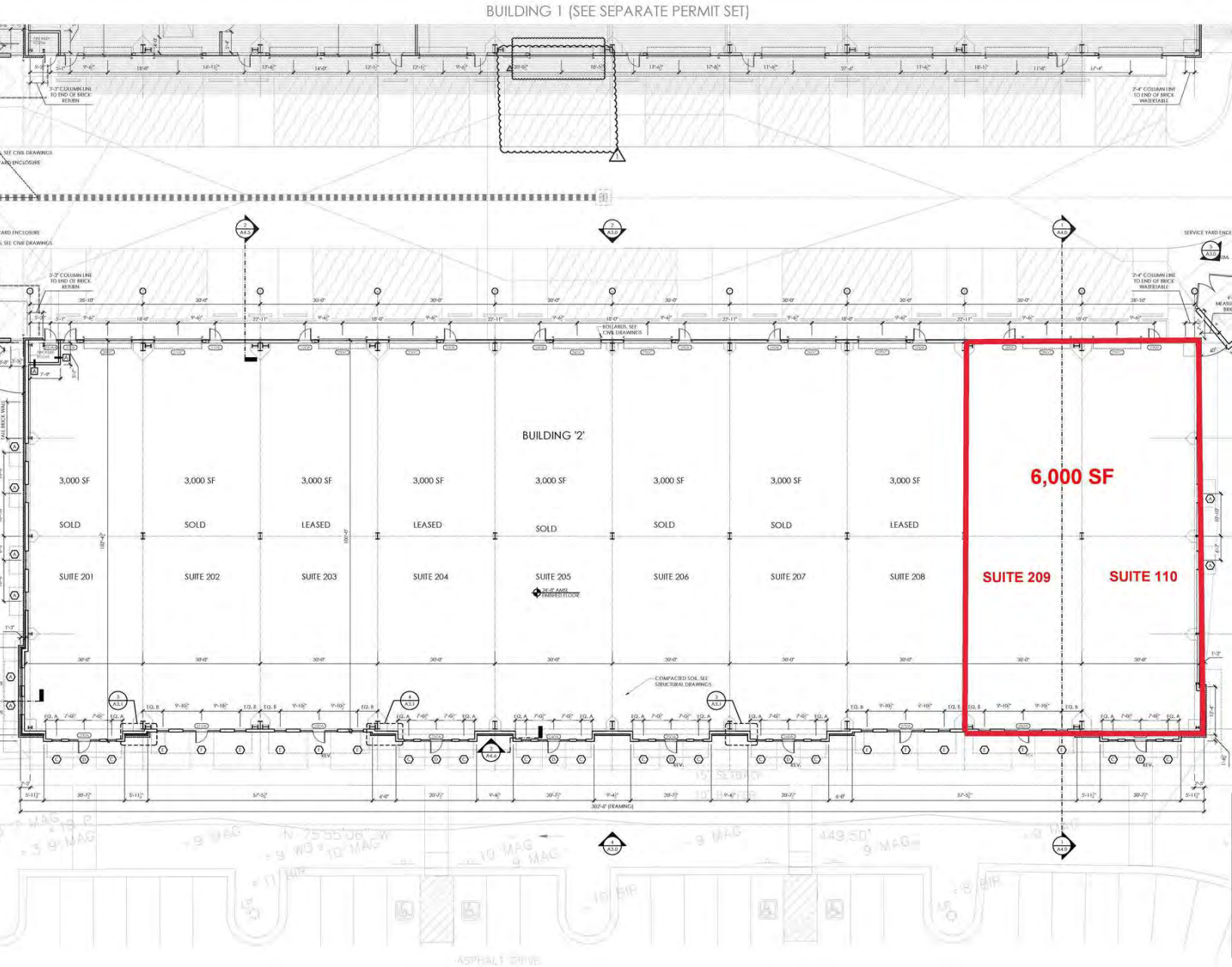
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