

A photograph showing the exterior of a modern industrial building. The building has a light-colored, possibly white, exterior with large windows. A paved walkway leads to the building, and there are palm trees and other greenery in the background.

For Sale

Industrial Property

\$2,550,000

70 Capital Drive

70 Capital Drive
Hilton Head Island, South Carolina 29926

Property Description

Completely renovated, super functional light industrial property on Hilton Head Island available for purchase. Upgraded and Updated, almost everything is new including HVAC, Roll Up Doors, Electric Door Openers, lighting, cabinetry, countertops, plumbing, flooring, paint, fencing, screening, gate, landscape and gravel. Upgrade your business with this facility including 5,000 SF office/warehouse building and half acre plus of secure fenced yard. The building is approximately 50% office and 50% Warehouse. The building is currently separated with two tenant spaces, units A & B. The new fenced yard behind the building is great for parking a fleet of trucks or trailers, equipment or could be used as lay down yard. Any business would be proud to operate out of this property.

Located off of Capital Drive in Capital Business Park, a light industrial commercial development on the north end of Hilton Head Island. The location and multiple points of access enhance a business's ability to serve the entire island and Bluffton.

Property Highlights

- Super Functional Light Industrial Property
- 1.03 Acres, Fenced, Screened Yard
- Updated and Upgraded Building, +/- 5,000 SF
- Approximately 2,500 SF of Finished Office
- Currently Configured as 2 Separate Units
- Built in 2001, Renovated in 2024
- Opportunity Zone

OFFERING SUMMARY

Sale Price	\$2,550,000
Lot Size	+/- 1.03 Acres
Building Size	+/- 5,000 SF
Secure Fenced Yard	+/- .5 Acres
Zoning	Light Industrial

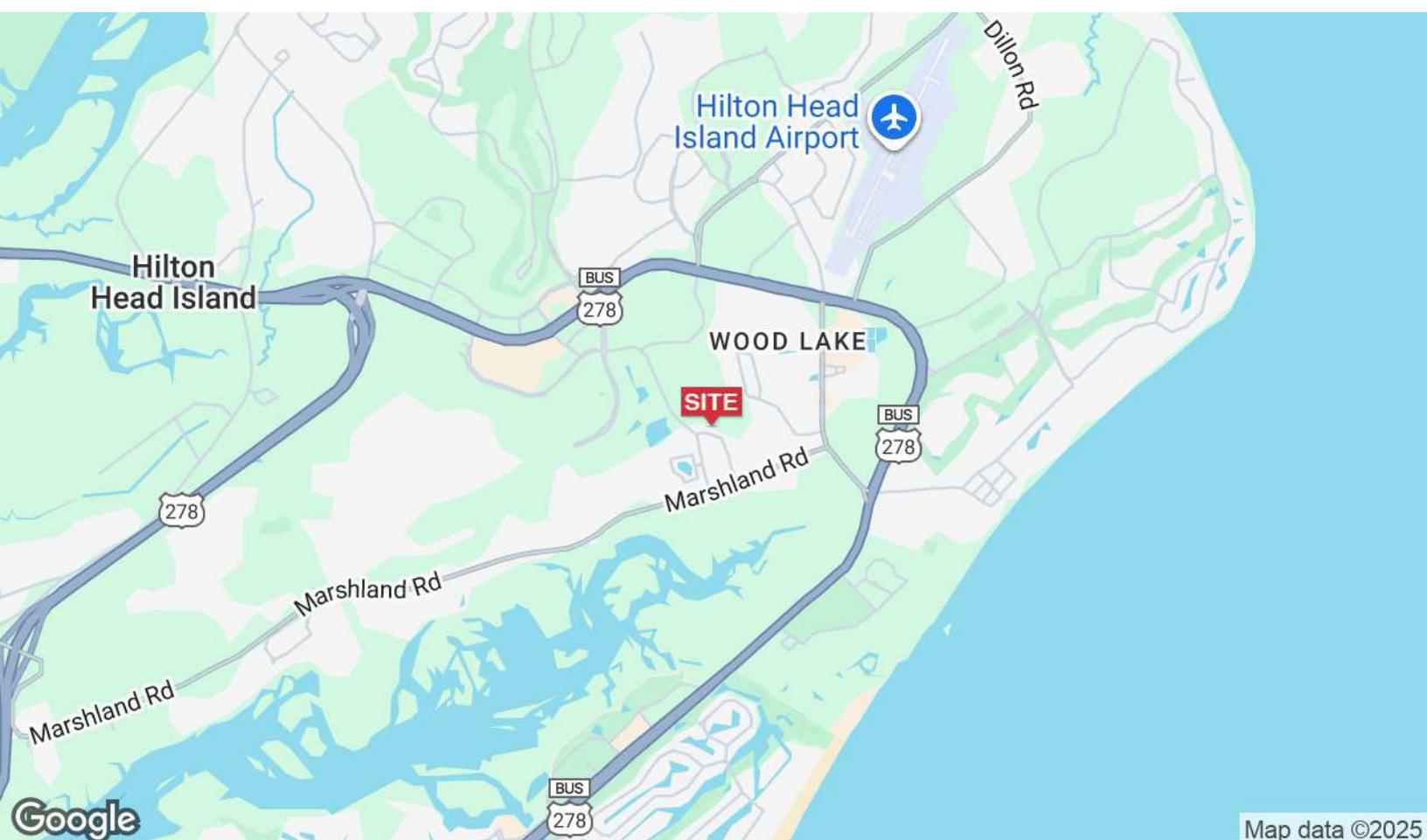
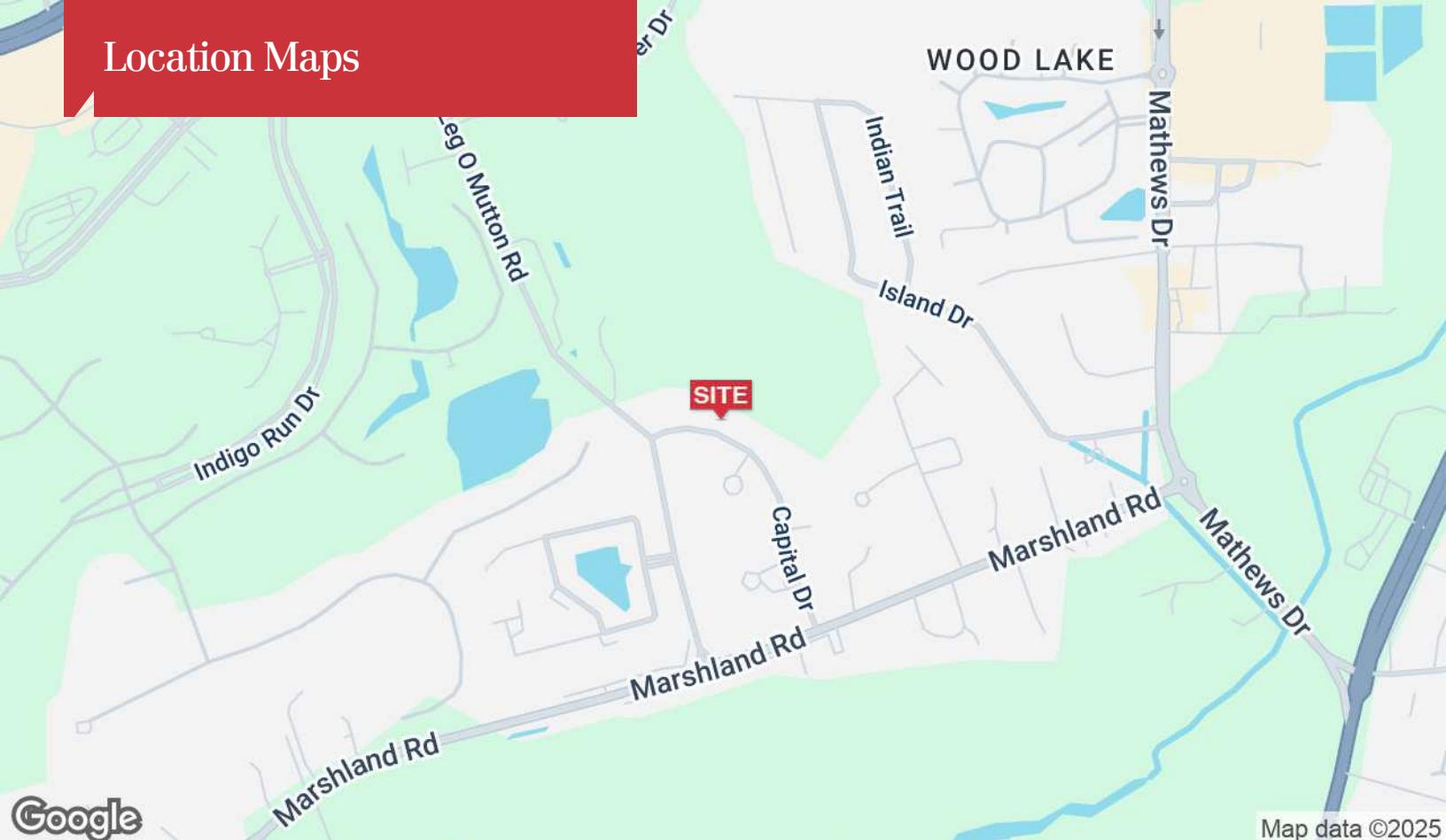
For more information

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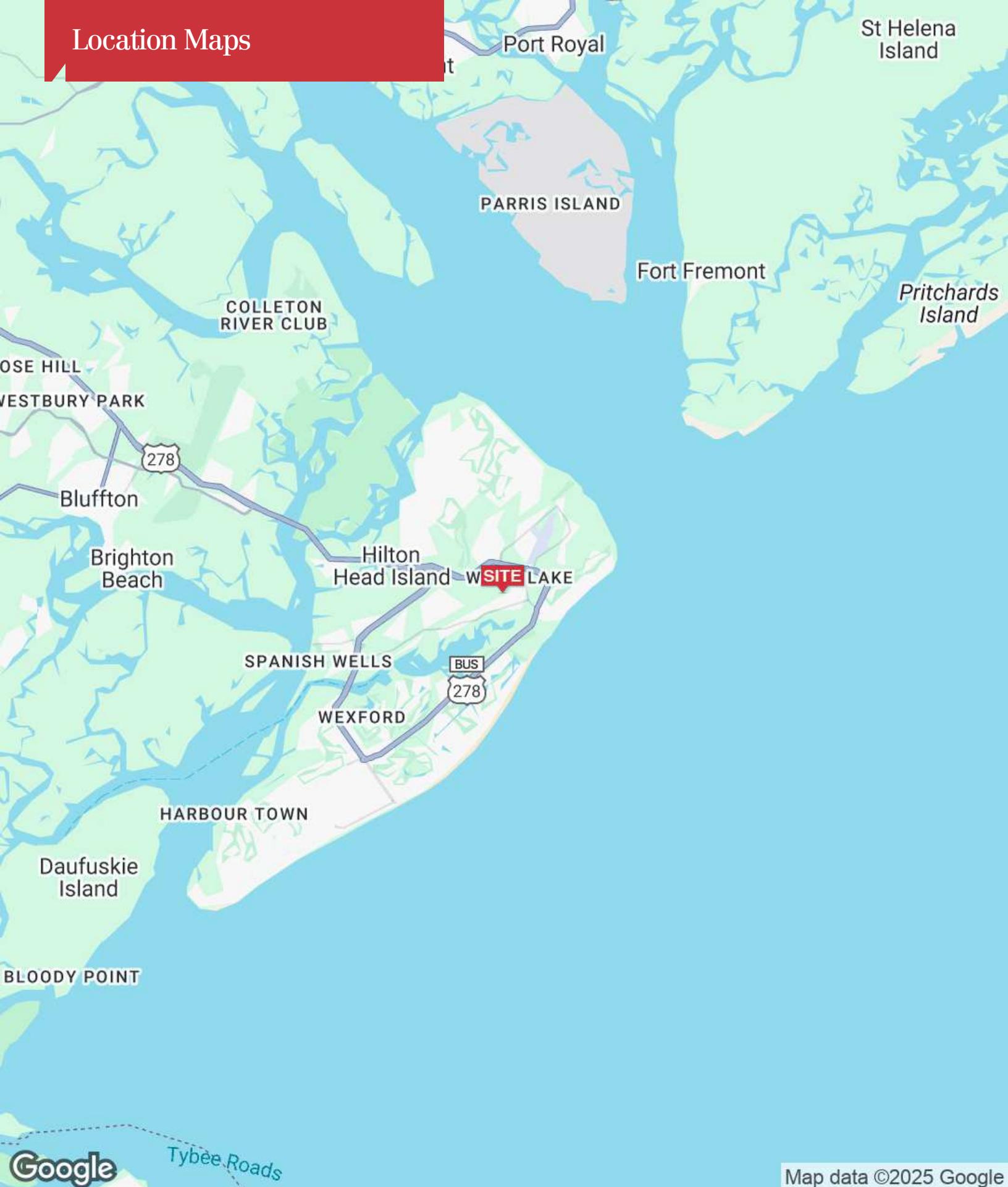
Additional Photos



Location Maps

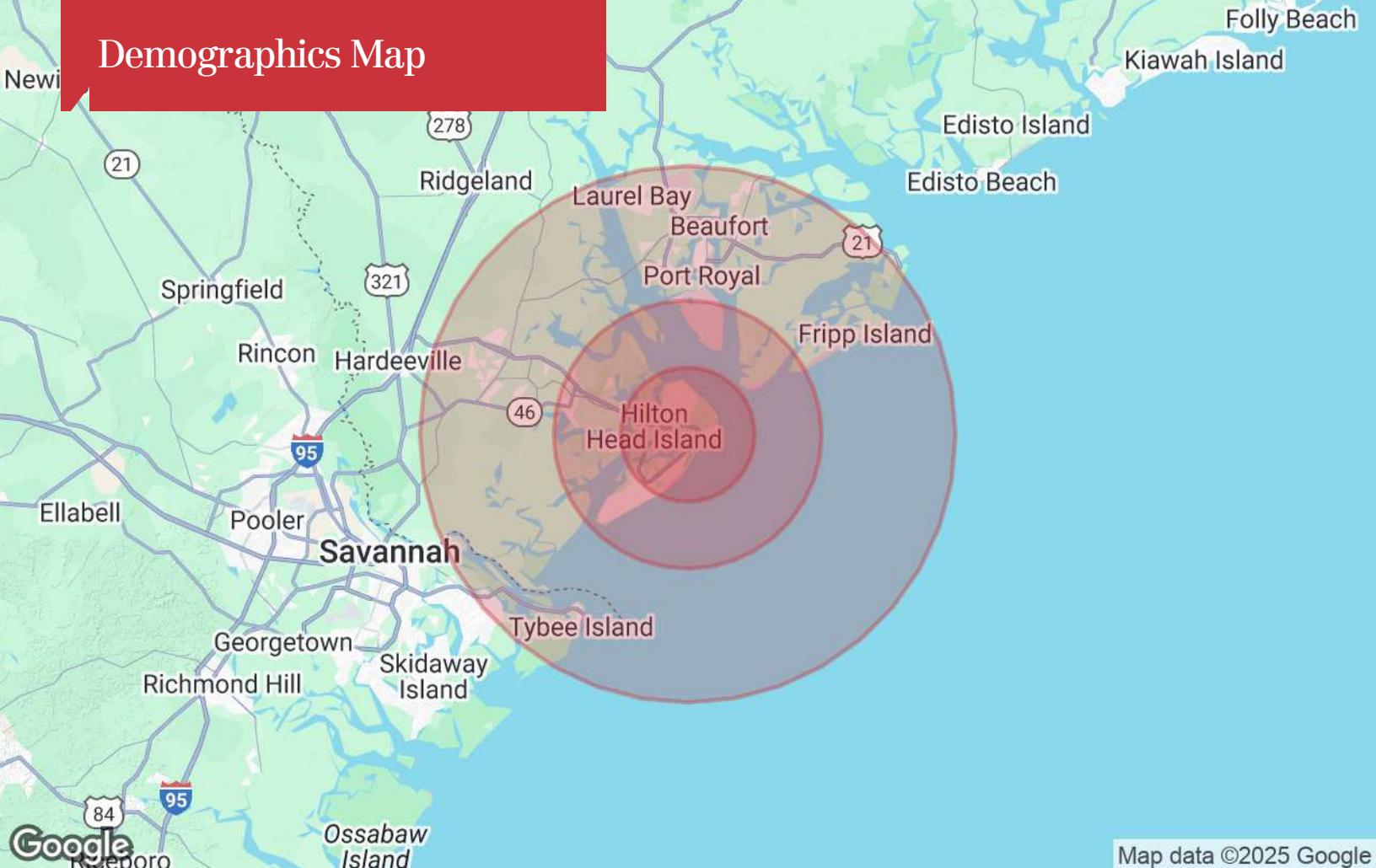


Location Maps



Map data ©2025 Google

Demographics Map



Population

	5 Miles	10 Miles	20 Miles
TOTAL POPULATION	34,963	58,876	213,584
MEDIAN AGE	54	51	46
MEDIAN AGE (MALE)	54	50	46
MEDIAN AGE (FEMALE)	55	51	47

Households & Income

	5 Miles	10 Miles	20 Miles
TOTAL HOUSEHOLDS	16,004	25,815	89,217
# OF PERSONS PER HH	2.2	2.3	2.4
AVERAGE HH INCOME	\$139,253	\$128,918	\$111,724
AVERAGE HOUSE VALUE	\$724,808	\$695,178	\$555,077

* Demographic data derived from 2020 ACS - US Census