

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

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

### For more information

1227 May River Road, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
naicarolinacharter.com



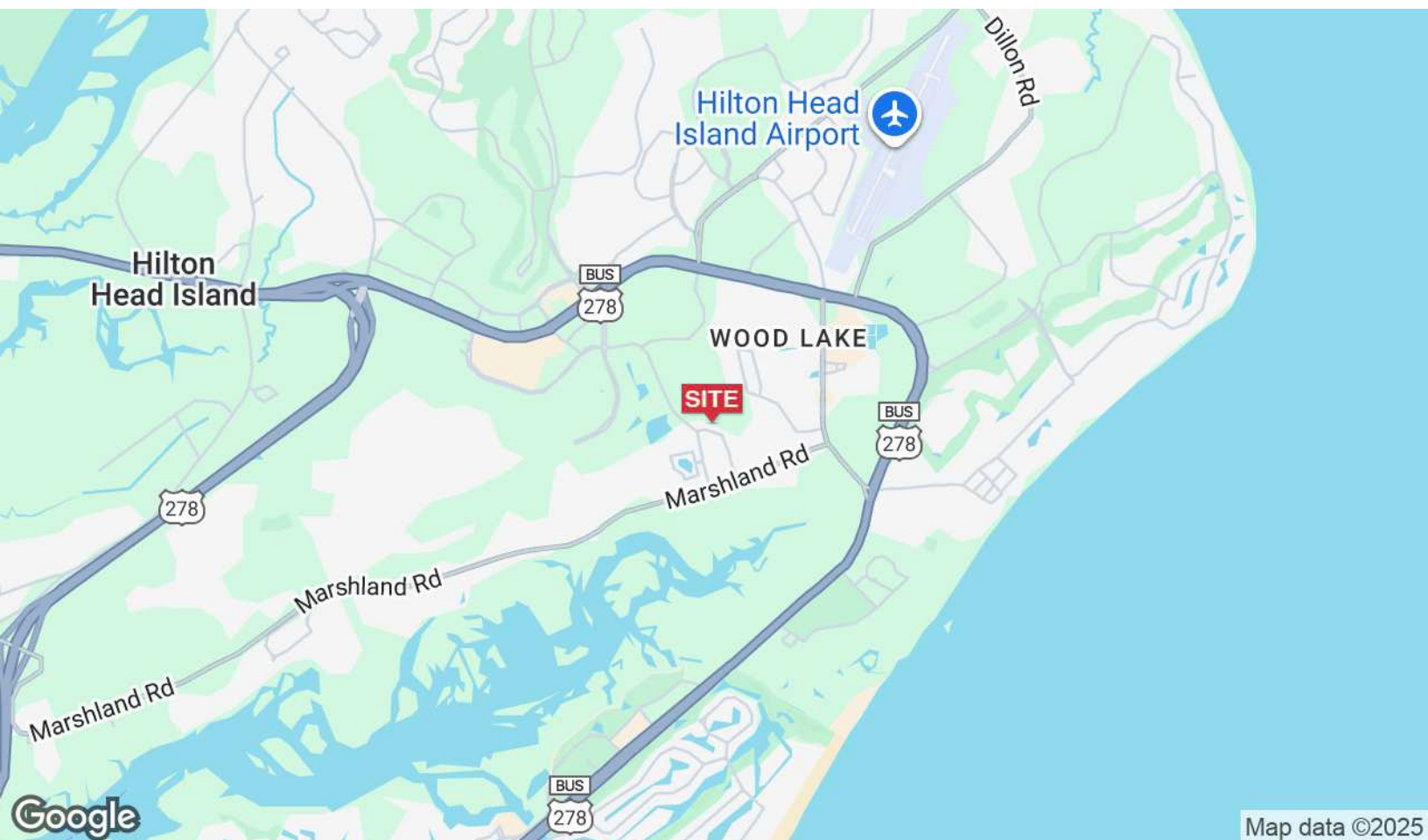


## Additional Photos

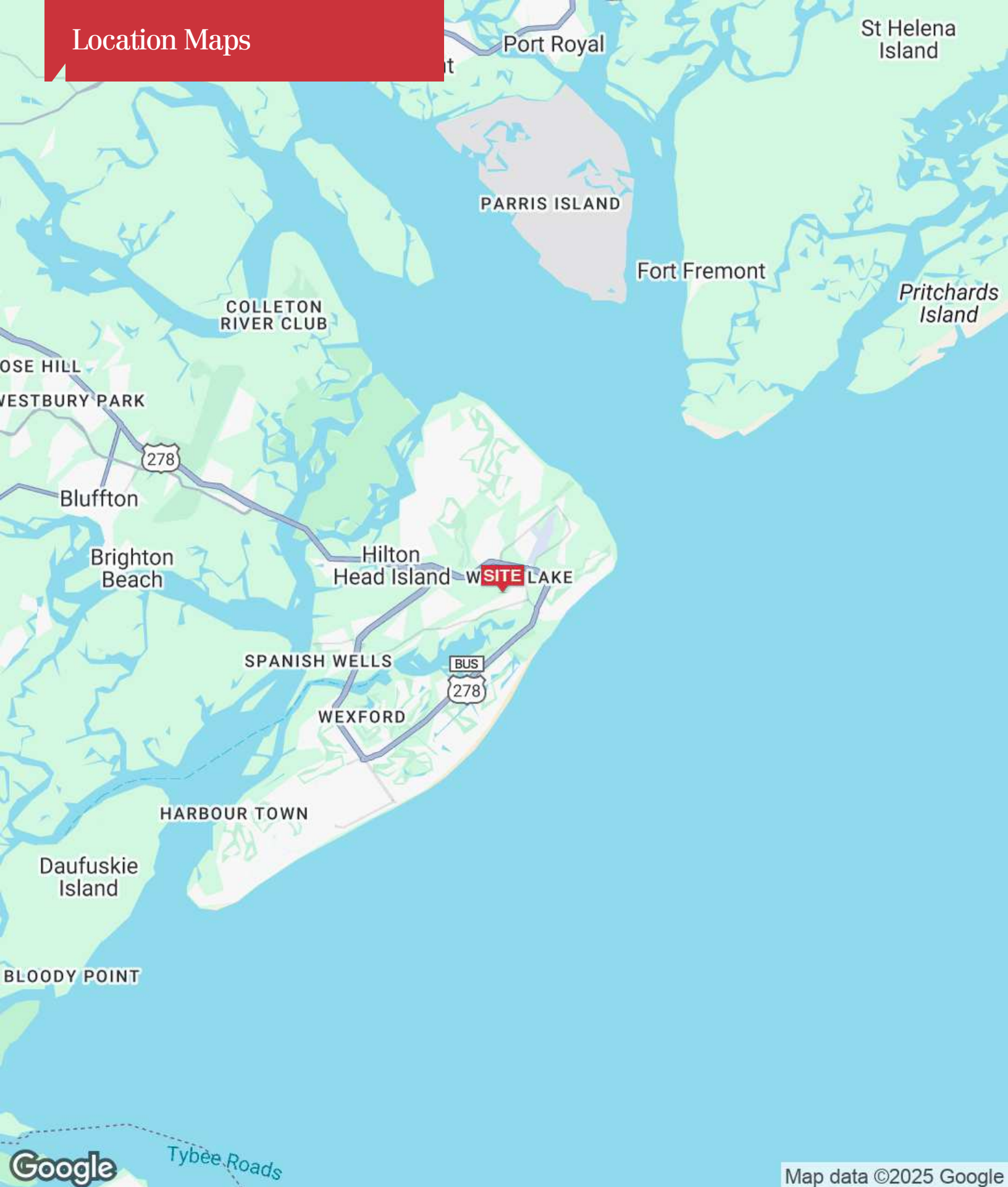




## Location Maps

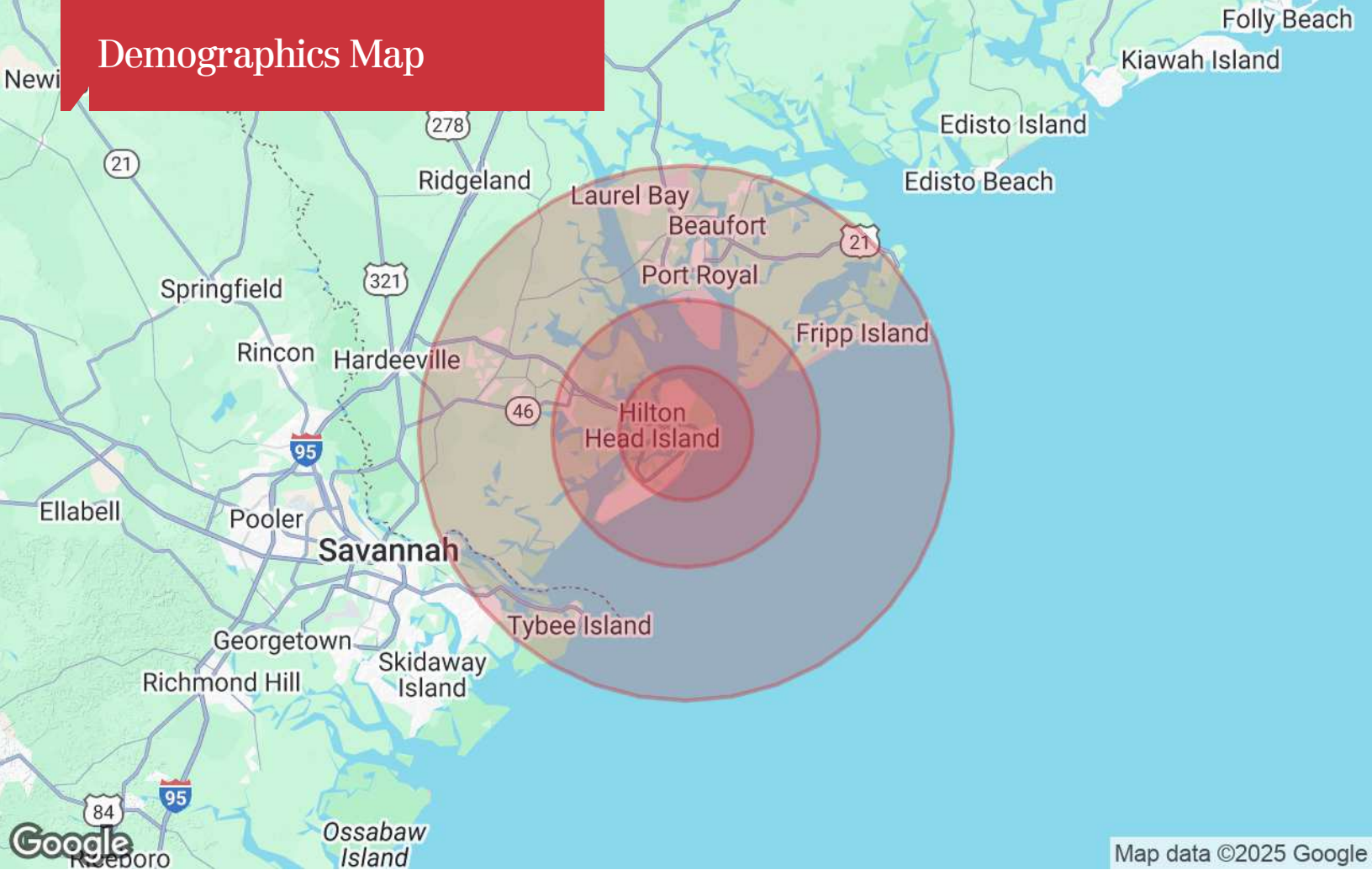


## Location Maps





# Demographics Map



Map data ©2025 Google

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