

FOR LEASE - BUILT TO SUITE

CLASS 5 WAREHOUSE/DISTRIBUTION CENTER

FROM 8,000 SF - 12,000 SF

261 PIN TAIL CREEK DR, HARDEEVILLE, SC 29927



*NOT AN ACTUAL FOOTAGE



CLOSE PROXIMITY
TO GEORGIA PORTS



120
ACRES



5
CLASS



SUMMER
2025

SITE PLAN

Parcel 10 - 031-00-00-010
 AC - 100.00 AC
 100' x 400' x 100' x 400'

Parcel 11 - 031-00-00-011
 AC - 100.00 AC
 100' x 400' x 100' x 400'

Parcel 12 - 031-00-00-012
 AC - 100.00 AC
 100' x 400' x 100' x 400'

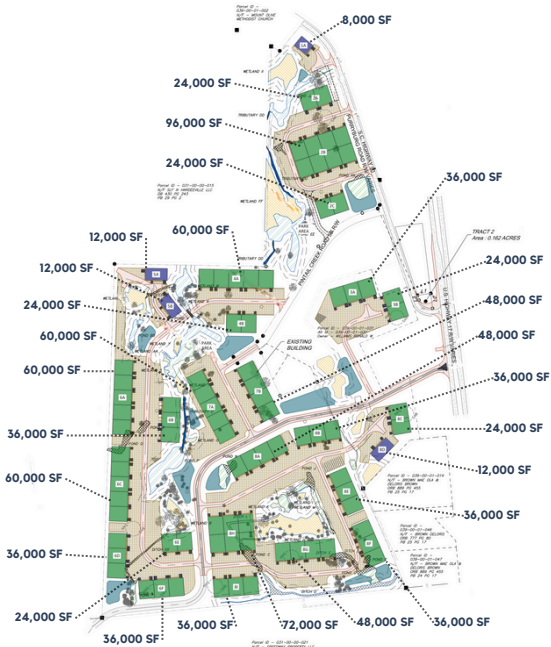
Parcel 13 - 031-00-00-013
 AC - 100.00 AC
 100' x 400' x 100' x 400'

Parcel 14 - 031-00-00-014
 AC - 100.00 AC
 100' x 400' x 100' x 400'

Parcel 15 - 031-00-00-015
 AC - 100.00 AC
 100' x 400' x 100' x 400'

Building No.	Dimension	No. Units	SF per Unit	Total Area		Required Parking	Provided Parking	
				SF	AC			
1A	100 L x 80 W	1	8000	8,000.00	0.18	8	8	
2A	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
2B	400 L x 240 W	8	12000	96,000.00	2.20	96	96	
2C	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
Area 2 Total				12	144,000.00	3.31	144	148
3A	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
3B	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
Area 3 Total				5	60,000.00	1.38	60	63
4A	500 L x 120 W	5	12000	60,000.00	1.38	60	60	
4B	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
Area 4 Total				7	84,000.00	1.93	84	84
5A	150 L x 80 W	1	12000	12,000.00	0.28	12	12	
5B	150 L x 80 W	1	12000	12,000.00	0.28	12	12	
Area 5 Total				2	24,000.00	0.55	24	29
6A	500 L x 120 W	5	12000	60,000.00	1.38	60	60	
6B	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
6C	500 L x 120 W	5	12000	60,000.00	1.38	60	60	
6D	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
6E	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
6F	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
Area 6 Total				21	252,000.00	5.79	252	296
7A	500 L x 120 W	5	12000	60,000.00	1.38	60	60	
7B	400 L x 120 W	4	12000	48,000.00	1.10	48	48	
Area 7 Total				9	108,000.00	2.48	108	109
8A	400 L x 120 W	4	12000	48,000.00	1.10	48	48	
8B	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
8C	200 L x 120 W	2	12000	24,000.00	0.55	24	24	
8D	150 L x 80 W	1	12000	12,000.00	0.28	12	12	
8E	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
8F	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
8G	400 L x 120 W	4	12000	48,000.00	1.10	48	48	
8H	300 L x 240 W	6	12000	72,000.00	1.65	72	72	
8I	300 L x 120 W	3	12000	36,000.00	0.83	36	36	
Area 8 Total				29	348,000.00	7.99	348	360
Total Development				86	1,028,000.00	23.60	1,028	1,079





DEVELOPNET PLAN

1A	8,000 SF
2A	24,000 SF
2B	96,000 SF
2C	24,000 SF
3A	36,000 SF
3B	24,000 SF
4A	60,000 SF
4B	24,000 SF
5A	12,000 SF
5B	12,000 SF
6A	60,000 SF
6B	36,000 SF
6C	60,000 SF
6D	36,000 SF
6E	24,000 SF
6F	36,000 SF
7A	60,000 SF
7B	48,000 SF
8A	48,000 SF
8B	36,000 SF
8C	24,000 SF
8D	12,000 SF
8E	36,000 SF
8F	36,000 SF
8G	48,000 SF
8H	72,000 SF
8I	36,000 SF

SITE 



HIGHLIGHTS

- 120 USEABLE ACRES
- FROM 8,000 SF TO 12,000 SF
- LOCATED JUST MINUTES FROM THE PORT OF SAVANNAH, THE SINGLE LARGEST & FASTEST GROWING CONTAINER TERMINAL IN AMERICA
- NEXT DOOR TO SC RIVER TERMINAL
- EASY ACCESS TO MAJOR TRANSPORTATION ROUTES INCLUDING INTERSTATE 17, 95 & INTERSTATE 516



120
USEABLE AC



FROM 8,000 SF TO
12,000 SF



8 MILES FROM THE
PORT OF GEORGIA



EASY ACCESS TO
INTERSTATE 17, 95, 516

NEW CONSTRUCTION



AREA MAP



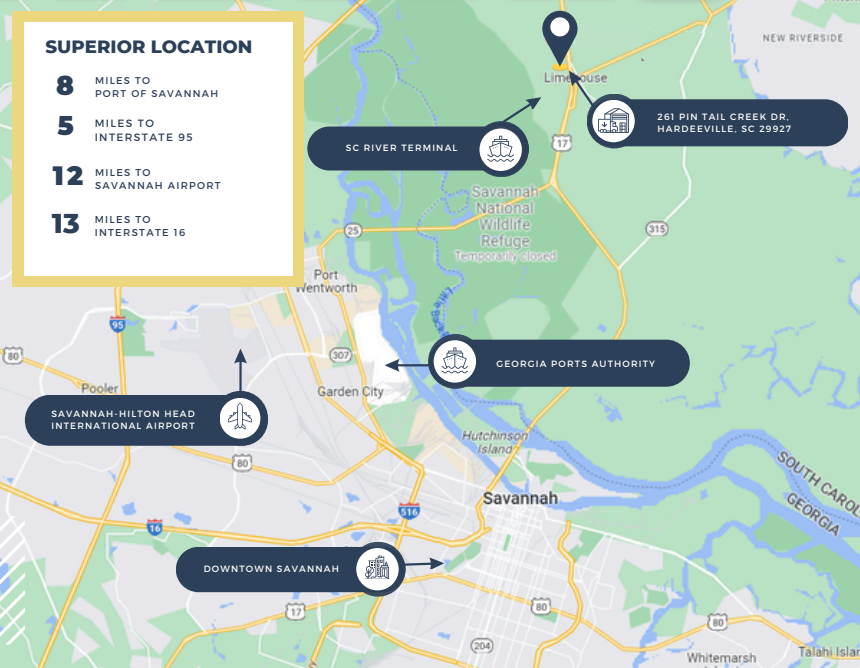
SUPERIOR LOCATION

8 MILES TO
PORT OF SAVANNAH

5 MILES TO
INTERSTATE 95

12 MILES TO
SAVANNAH AIRPORT

13 MILES TO
INTERSTATE 16





CONTACT US



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