

\$2,450,000

Industrial Property

For Sale & Lease



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
- Approx. 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

OFFERING SUMMARY

Sale Price	\$2,450,000
Lease Rate	Contact Agent
Lot Size	+/- 1.03 Acres
Building Size	+/- 5,000 SF
Secure Fenced Yard	+/- .5 Acres
Zoning	Light Industrial

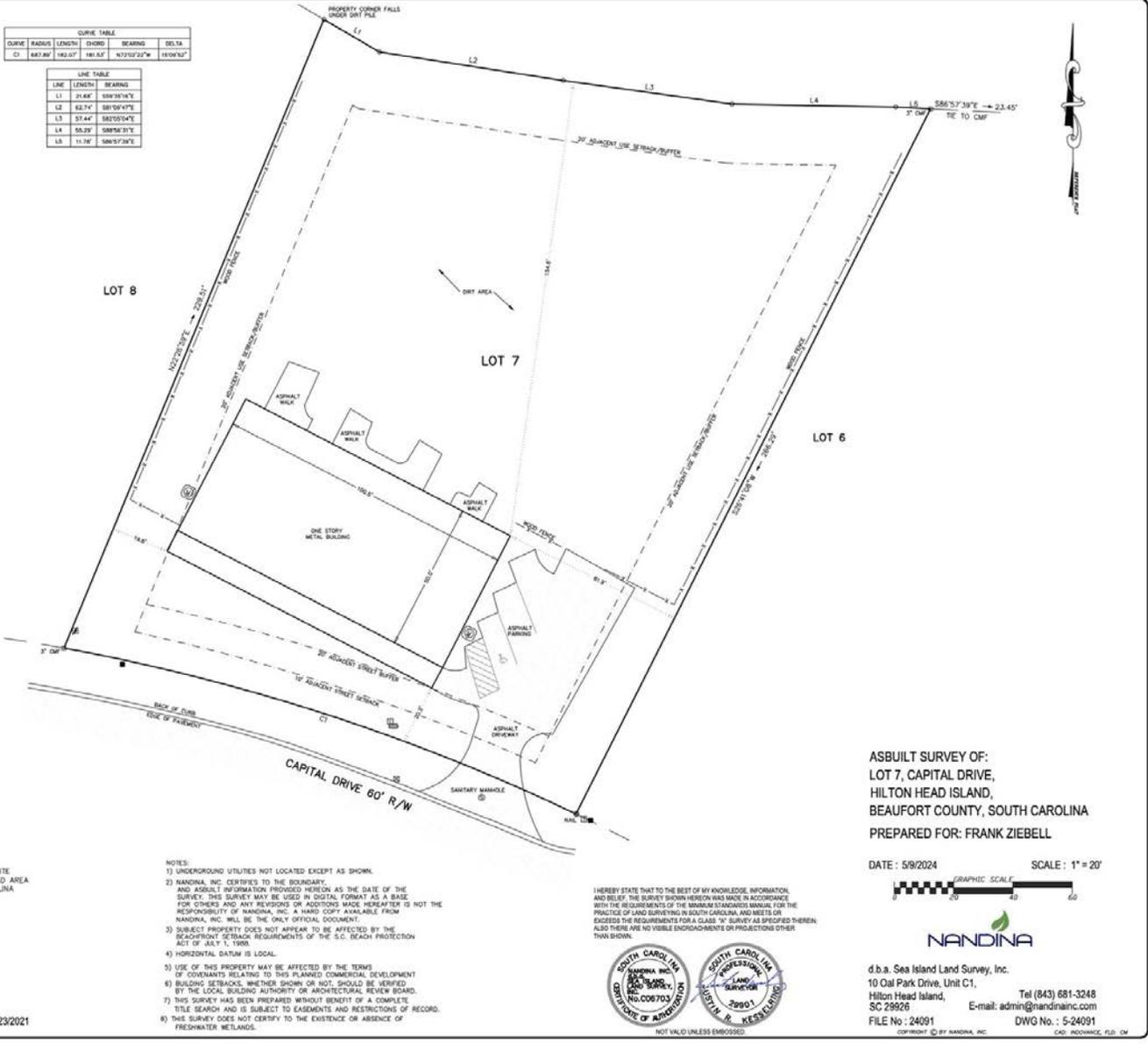
For more information

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



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	647.89'	182.01'	181.53'	N72°10'22"W	18°09'52"

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.68'	S89°36'16"E
L2	42.74'	S89°59'17"E
L3	57.44'	S89°55'04"E
L4	55.29'	S89°56'31"E
L5	11.16'	S89°57'38"E



PARKING SPACES	
REGULAR SPACES	2 SPACES
HANDICAP SPACES	1 SPACE
TOTAL SPACES	3 SPACES

- LEGEND & SYMBOLS:
- ⊕ ELECTRIC TRANSFORMER
 - ☐ TELEPHONE SERVICE
 - ☐ TELEVISION SERVICE
 - ⊕ WATER METER
 - ⊕ IRRIGATION CONTROL VALVE
 - ⊕ SANITARY MANHOLE
 - ⊕ 3" CONCRETE MONUMENT FOUND
 - ⊕ MAIL BOX
 - ⊕ A/C UNIT
 - ⊕ NAIL FOUND

REFERENCE PLAT
 1) A SUBDIVISION PLAT OF 19 LOTS AT THE A. J. TRUST SITE A SECTION OF MARSHLAND ROAD & LEO O'MUTTON ROAD AREA HILTON HEAD ISLAND, BEAUFORT COUNTY, SOUTH CAROLINA DRAWN: 10/14/99 RECORDED IN BOOK 58, PAGE 153 ROD: BEAUFORT COUNTY, SC BY: JACK JONES S.C.P.L.S. # 13852
PROPERTY AREA = 1.03 Ac, 44,837 Sq. Ft.
ADDRESS: 70 CAPITAL DRIVE
DISTRICT: 511, MAP: 8, PARCEL: 437
 THIS PROPERTY LIES IN F.E.M.A. ZONE X
 BASE FLOOD ELEVATION = N/A
 COMMUNITY NO. 450250, PANEL: 04540, DATED: 3/23/2021

- NOTES:
- 1) UNDERGROUND UTILITIES NOT LOCATED EXCEPT AS SHOWN.
 - 2) NANDINA, INC. CERTIFIES TO THE BOUNDARY, AND ASBESTOS INFORMATION PROVIDED HEREON AS THE DATE OF THE SURVEY. THIS SURVEY MAY BE USED IN DIGITAL FORMAT AS A BASE FOR OTHERS AND ANY REVISIONS OR ADDITIONS MADE HEREAFTER IS NOT THE RESPONSIBILITY OF NANDINA, INC. A HARD COPY AVAILABLE FROM NANDINA, INC. WILL BE THE ONLY OFFICIAL DOCUMENT.
 - 3) SUBJECT PROPERTY DOES NOT APPEAR TO BE AFFECTED BY THE REARFRONT SETBACK REQUIREMENTS OF THE S.C. BEACH PROTECTION ACT OF JULY 1, 1990.
 - 4) HORIZONTAL DATUM IS LOCAL.
 - 5) USE OF THIS PROPERTY MAY BE AFFECTED BY THE TERMS OF COVENANTS RELATING TO THIS PLANNED COMMERCIAL DEVELOPMENT.
 - 6) BUILDING SETBACKS, WHETHER SHOWN OR NOT, SHOULD BE VERIFIED BY THE LOCAL BUILDING AUTHORITY OR ARCHITECTURAL REVIEW BOARD.
 - 7) THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A COMPLETE TITLE SEARCH AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
 - 8) THIS SURVEY DOES NOT CERTIFY TO THE EXISTENCE OR ABSENCE OF FRESHWATER WETLANDS.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF, THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE REQUIREMENTS OF THE MANDATORY STANDARDS MANUAL FOR THE PRACTICE OF LAND SURVEYING IN SOUTH CAROLINA, AND NEITHER EXCEEDS THE REQUIREMENTS FOR A CLASS "X" SURVEY AS SPECIFIED THEREIN, ALSO THERE ARE NO VISIBLE ENCROACHMENTS OR PROJECTIONS OTHER THAN SHOWN.

NOT VALID UNLESS EMBOSSED

ASBLT SURVEY OF:
 LOT 7, CAPITAL DRIVE,
 HILTON HEAD ISLAND,
 BEAUFORT COUNTY, SOUTH CAROLINA
 PREPARED FOR: FRANK ZIEBEL

DATE: 5/9/2024
 SCALE: 1" = 20'

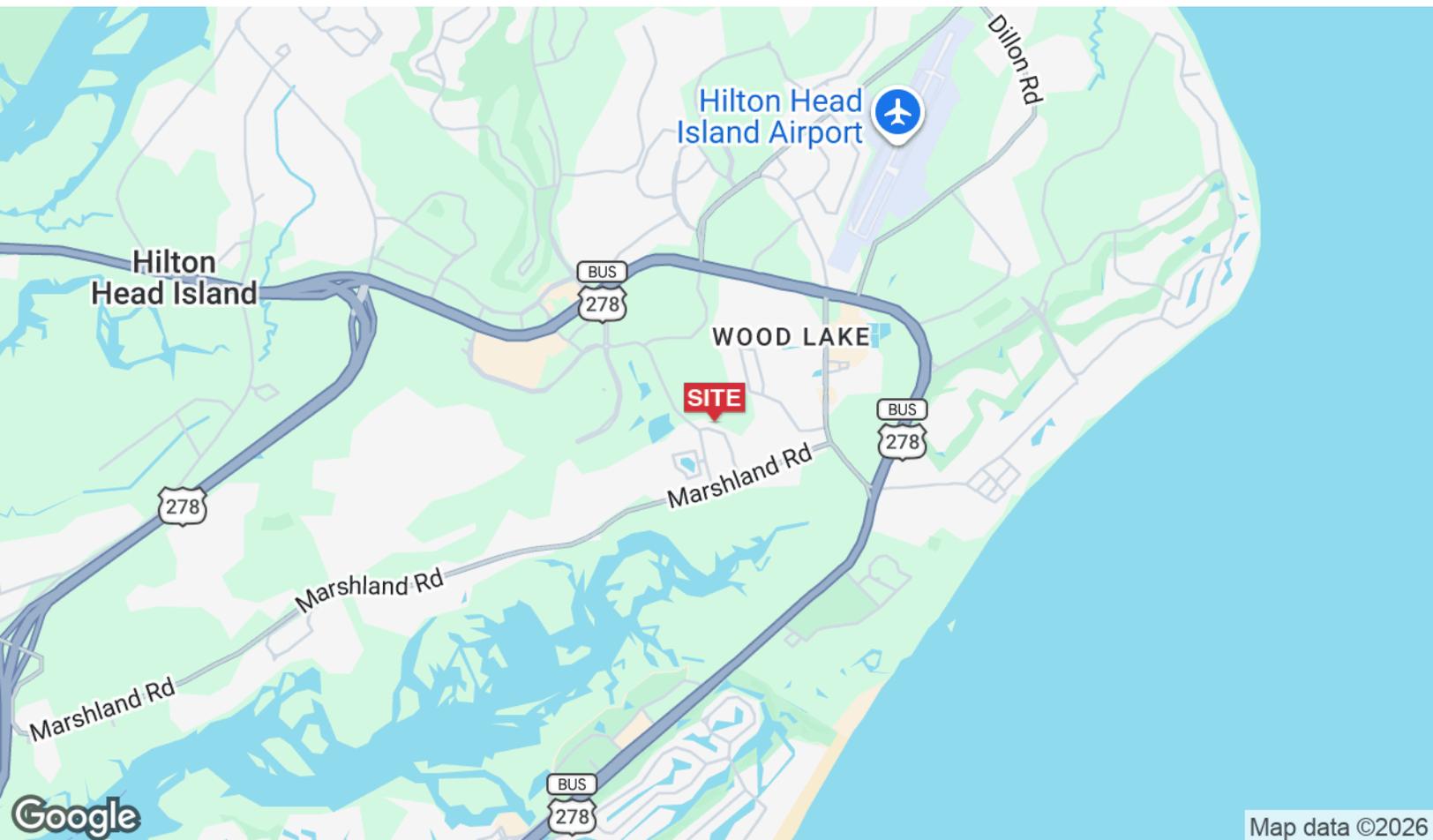
NANDINA
 d.b.a. Sea Island Land Survey, Inc.
 10 Oak Park Drive, Unit C1,
 Hilton Head Island, SC 29926
 FILE No: 24091
 Tel (843) 681-3248
 E-mail: admin@nandinainc.com
 DWG No.: 5-24091
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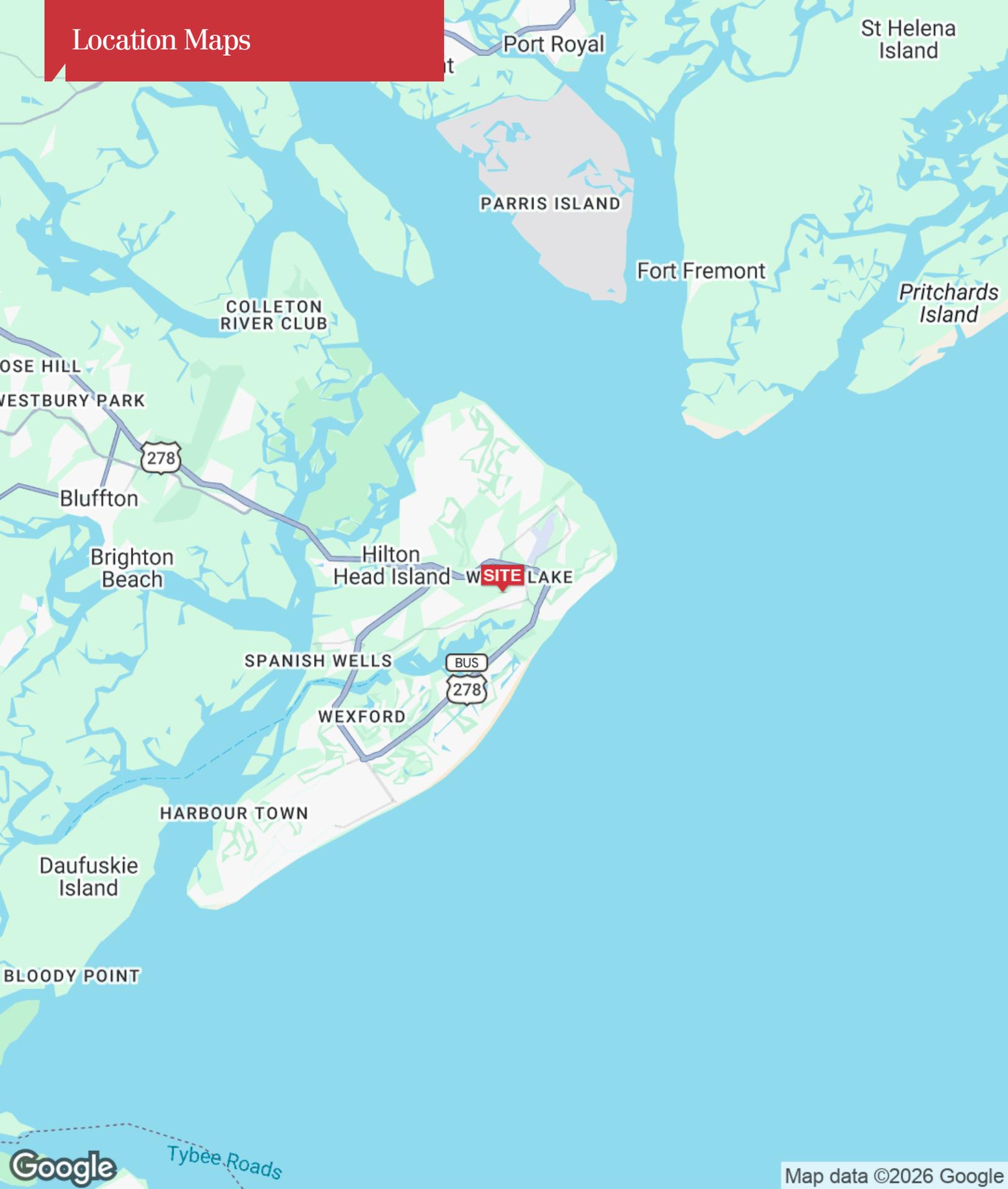
Additional Photos



Location Maps

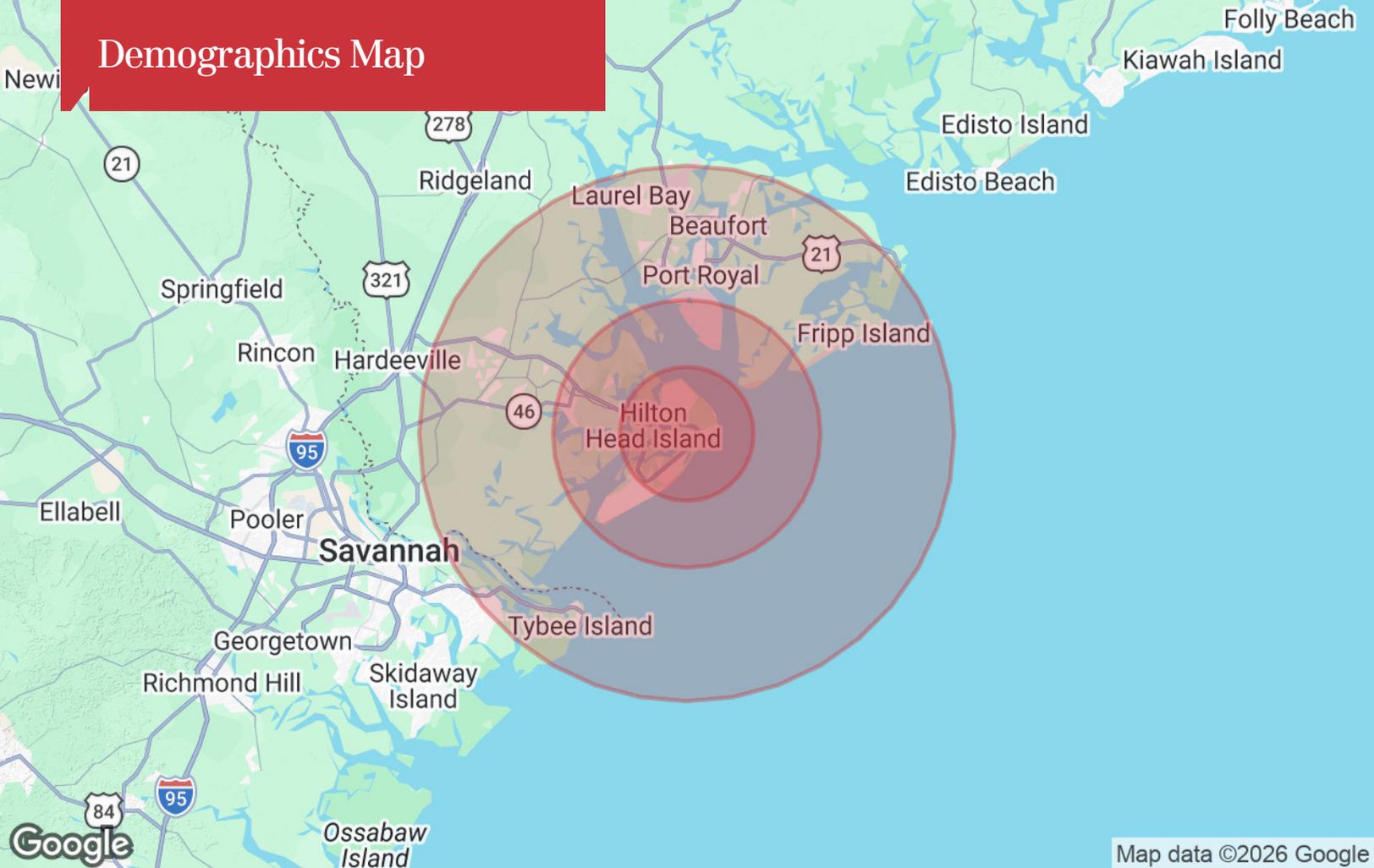


Location Maps



Map data ©2026 Google

Demographics Map



Map data ©2026 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