

5 ENTERPRISE LANE
HILTON HEAD ISLAND, SC 29926



FOR LEASE

5,100 - 10,500 SF INDUSTRIAL SPACE AVAILABLE

LEAD CONTACT:



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PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Now available for lease, this ±10,500 SF industrial building on 1.64 acres offers two suites: Suite A (±5,100 SF) and Suite B (±5,400 SF), that can be leased separately or together. Each suite includes 20.5’ clear heights, LED lighting, 3-phase/800-amp power, and multiple restrooms. Suite A has three loading docks with two edge-of-dock levelers, while Suite B has one loading dock. Asking rent is \$15.50/SF, NNN with NNNs of \$2.87/SF.

ADDRESS
5 Enterprise Lane,
Hilton Head Island, SC 29926

LEASE RATE
\$15.50/SF, NNN

SPACE AVAILABLE
5,100 - 10,500 SF

NNN FEES
\$2.87/SF

LAND SIZE
1.64 AC

YEAR BUILT
1981



SUITE A: (+/-) 5,100 SF	
LEASE RATE	\$15.50/SF (NNN)
NNN FEES	\$2.87/SF
LOADING DOCKS	Three (3) Total: Two (2) - 12’ x 11’ ; One (1) - 9.5’ x 10’
EDGE-OF-DOCK LEVELERS	Two (2)
CLEAR HEIGHT	20.5’
EAVE HEIGHT	18.5’
DIMENSIONS	60’ x 85’
POWER	3 Phase; 800 Amp
LIGHTING	LED
SPRINKLERS	None
BATHROOMS	Two (2)
ZONING	Light Commercial (LC) - Hilton Head Island Town

SUITE B: (+/-) 5,400 SF	
LEASE RATE	\$15.50/SF (NNN)
NNN FEES	\$2.87/SF
LOADING DOCKS	One (1) - 9.5’ x 10’
EDGE-OF-DOCK LEVELERS	N/A
CLEAR HEIGHT	20.5’
EAVE HEIGHT	18.5’
DIMENSIONS	60’ x 90’
POWER	3 Phase; 800 Amp
LIGHTING	LED
SPRINKLERS	None
BATHROOMS	Two (2)
ZONING	Light Commercial (LC) - Hilton Head Island Town

PROPERTY PHOTOS

SUITE A: (+/-) 5,100 SF



SUITE B: (+/-) 5,400 SF



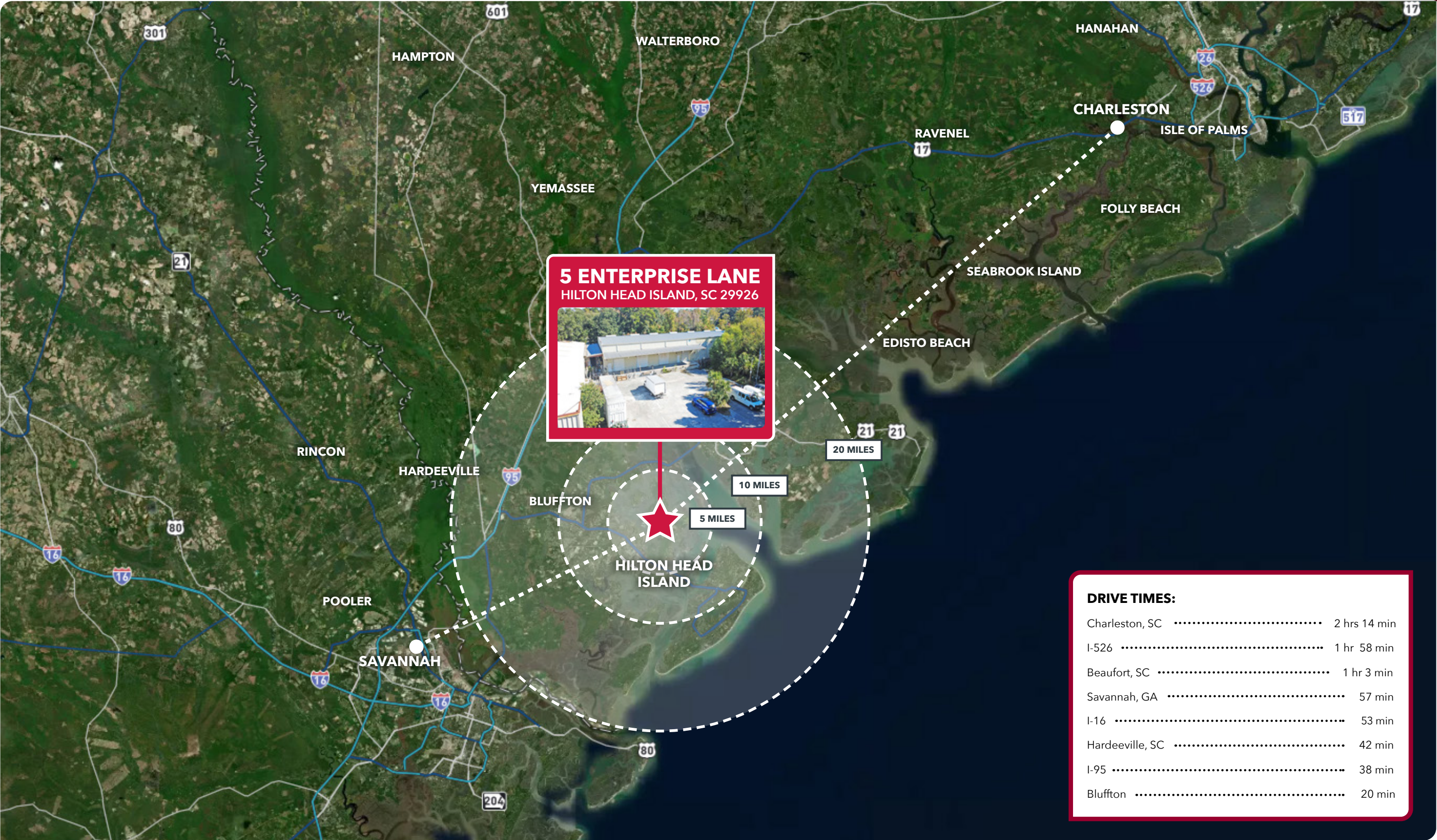
AERIAL OVERVIEW



MARKET OVERVIEW



LOCATION OVERVIEW



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