



INDUSTRIAL WAREHOUSE SPACE FOR LEASE

Allied Drive Warehouse

370 ALLIED DRIVE, CONWAY, SC 29526



DREW LANGWAY

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PROPERTY DESCRIPTION

OFFERED FOR LEASE: Is this Industrial Manufacturing, Warehouse, Distribution facility with Office Space and Lay Down Yard located off Hwy 501 in the Atlantic Center for Business and Industry of Conway, SC. Quick access to Hwy 501, Hwy 90 and Highway 544, and provides great connectivity to Myrtle Beach and Conway surrounding areas.

OFFERING SUMMARY

Lease Rate:	\$8 .50- 9.50 SF/yr (NNN)
Est. NNN:	\$2.07/SF
Number of Units:	3
Available SF:	10,572 - 26,195 SF
Zoning:	Light Industrial (LI), City of Conway, SC

PROPERTY HIGHLIGHTS

- 26,195 SF Total Office/Warehouse Space Available for Lease.
- **SPACE A:** Admin Office & Front Warehouse (1,233 SF Office + 9,339 SF Warehouse = 10,572 SF Total).
- **SPACE B:** Receiving Office & Rear Warehouse (15,623 SF Warehouse).
- **SPACE C:** Lay Down Yard: 1.1 Acres @ \$7,000-8,000/mo (Gross).
- Metal Building, Steel Frame and Metal Roof.
- Wired for Three-Phase, 220 and 440 volt.
- Eight (8) 12-Ton Capacity Cranes.
- Clear Height: 30' to 38'.
- ESFR Fire Suppression System.
- Five (5) Drive-Thru Roll-Up Locations.
- Truck Well with Three (3) Dock Height Roll-Up Doors.
- 13' Drive In Doors.
- Ample Parking Available on Site.
- End Cap Unit Available.
- Landlord Property Improvements to include exterior paint, landscaping, signage, awnings and repair/replace roll-up doors.
- Tenant Improvement Funds available, based on lease terms.
- All measurements are approximate.
- Identified as PIN # 38300000353, County of Horry, SC.

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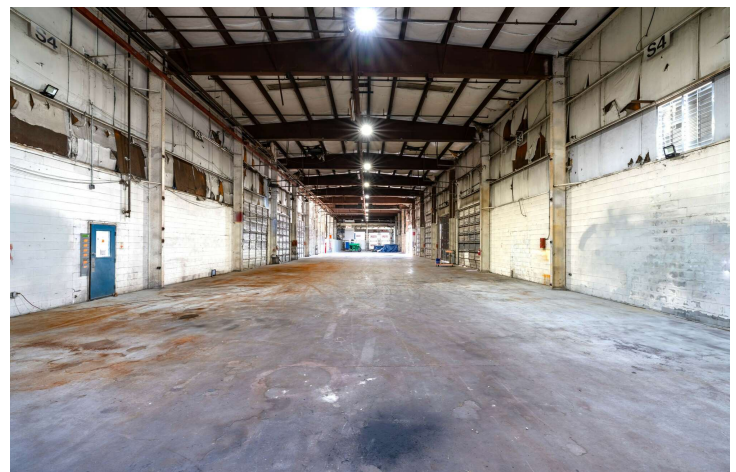
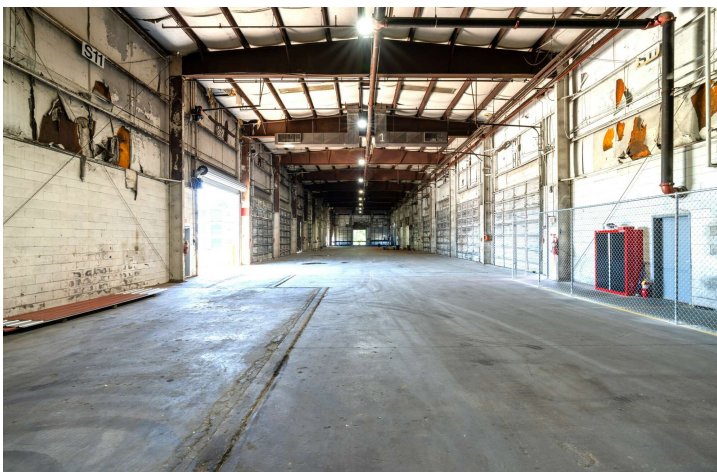
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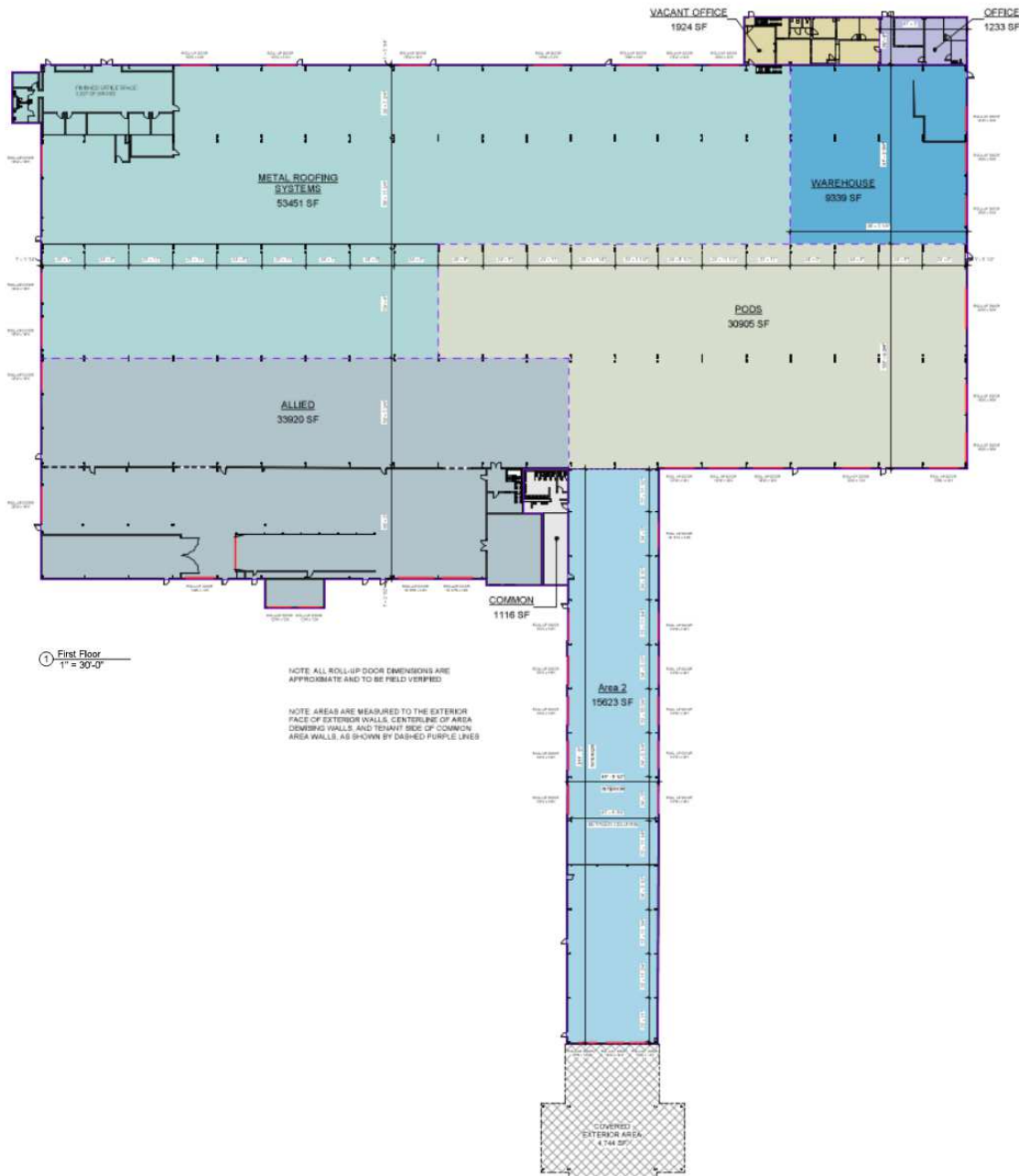
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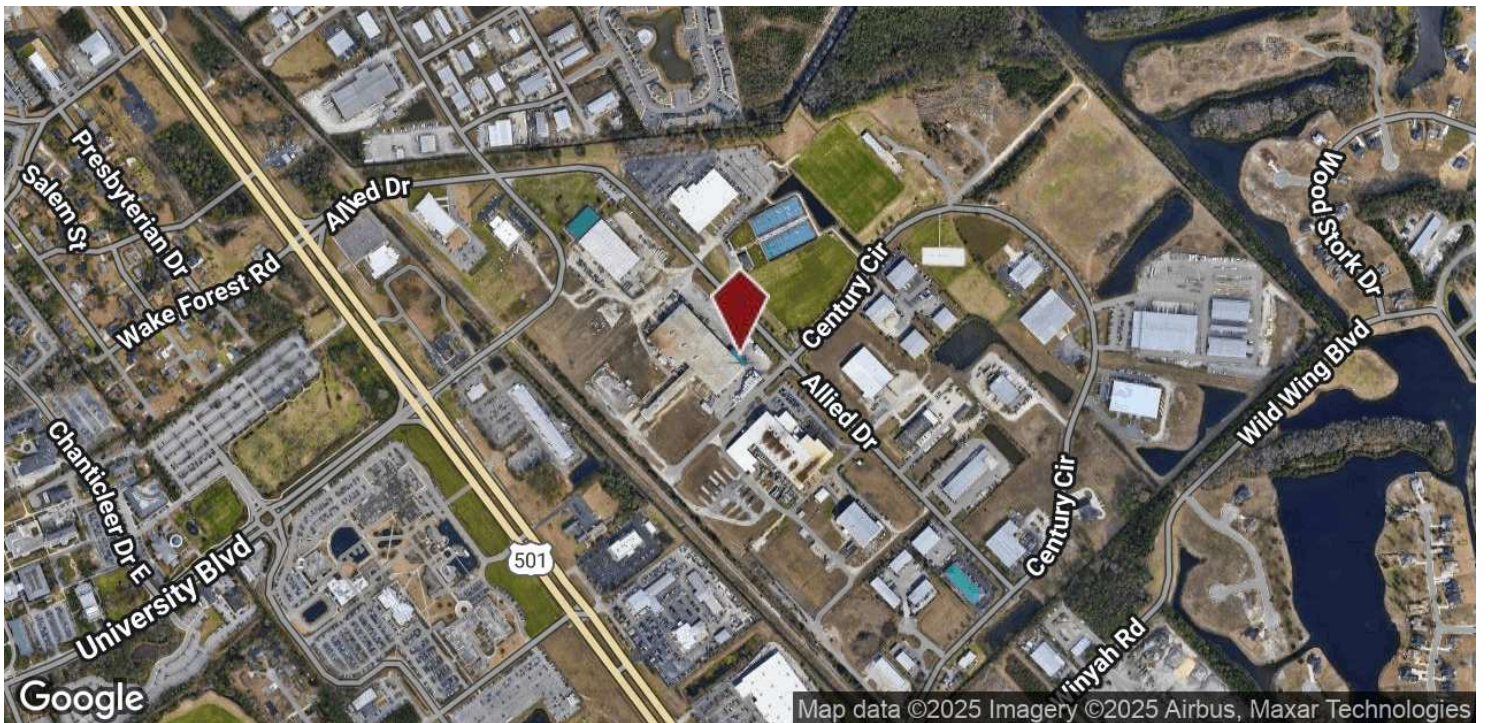
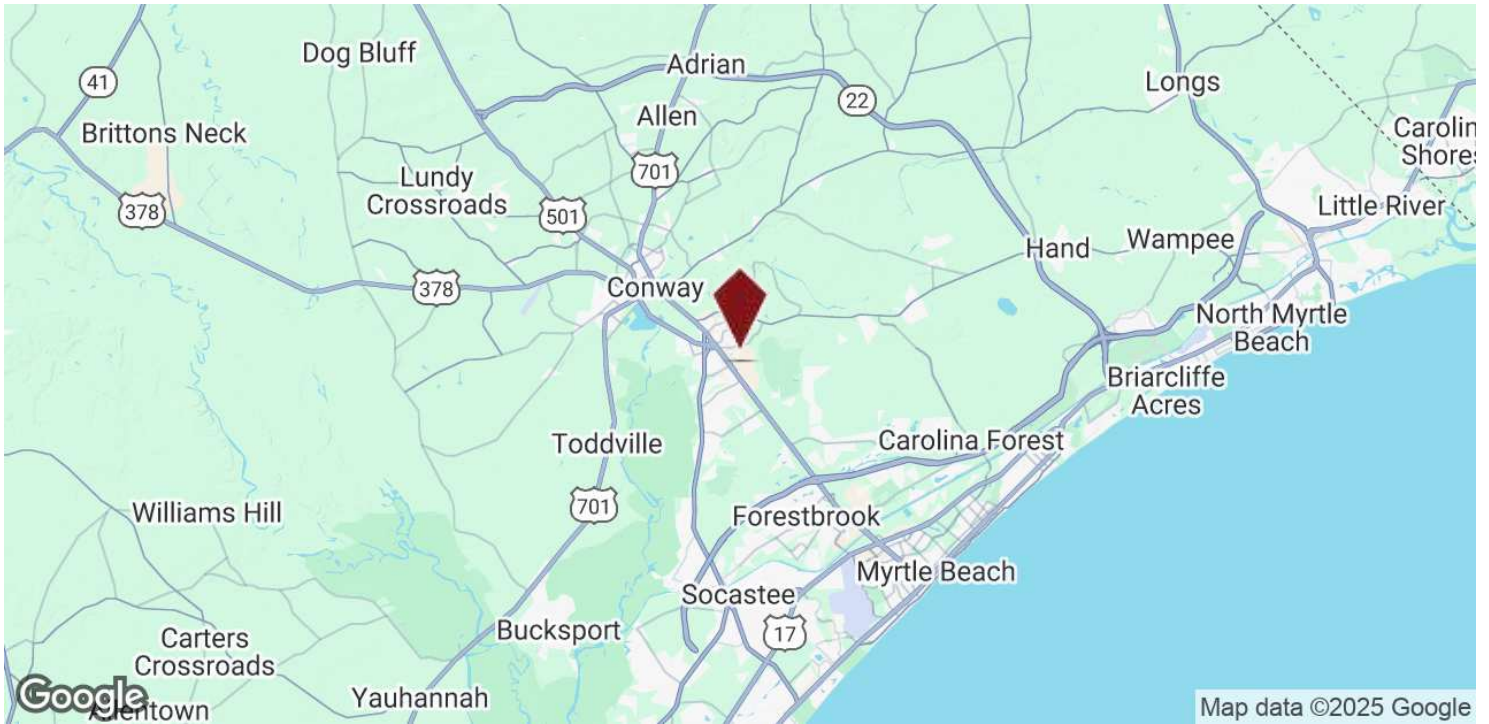
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