

FOR LEASE

RIVERWALK LIGHT INDUSTRIAL PARK

63 SCHINGER AVENUE RIDGELAND, SC 29936



VM | REAL ESTATE 



CONTACT

VONNIE MAJEWSKI

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FOR LEASE

PROPERTY OVERVIEW

63 SCHINGER AVENUE RIDGELAND, SC 29936



OFFERING SUMMARY

Available SF:	3,360 SF
Lease Rate:	\$14.21 SF/YR (NNN)
Year Built:	2021
NNN:	\$5.07/SF/YR
Zoning:	General Commercial
Market:	Bluffton / Okatie

PROPERTY OVERVIEW

Centrally located office / warehouse unit in the Riverwalk Business Park at the corner of Highway 170 and Schinger Avenue. This functionally designed space is beautifully appointed with reception/waiting area, numerous offices, conferencing space, kitchenette, three private restrooms and good size warehouse with two 10 x 12 roll up doors. There is also a finished second floor with a large private office, admin area, and storage space. This unit is ideal for a variety of users looking for a blend of office and warehouse in a central location, that provides access to anywhere in the market within a few minutes drive. This is a sublease that expires October 31, 2026.

PROPERTY HIGHLIGHTS

- Near New Flex Unit For Sublease
- Very Functional Layout
- Central Location
- Beautifully Appointed

LOCATION OVERVIEW

Located on Highway 170 at Schinger Avenue, at Riverwalk Business Park about 1.5 miles north of the major Hwy 278 / Hwy 170 interchange. The property is proximate to Sun City Hilton Head (with over 16,000 residents, age 50+) and two colleges (University of South Carolina/Bluffton and the Technical College of the Lowcountry). This high-traffic and high-growth area is centrally located and just minutes from Beaufort, Bluffton, Hilton Head Island and Savannah. Traffic counts in front of the property are approximately 37,000 vpd. Riverwalk Business Park has a broad tenant mix ranging from light industrial to professional office / medical, to retail and restaurant tenants.

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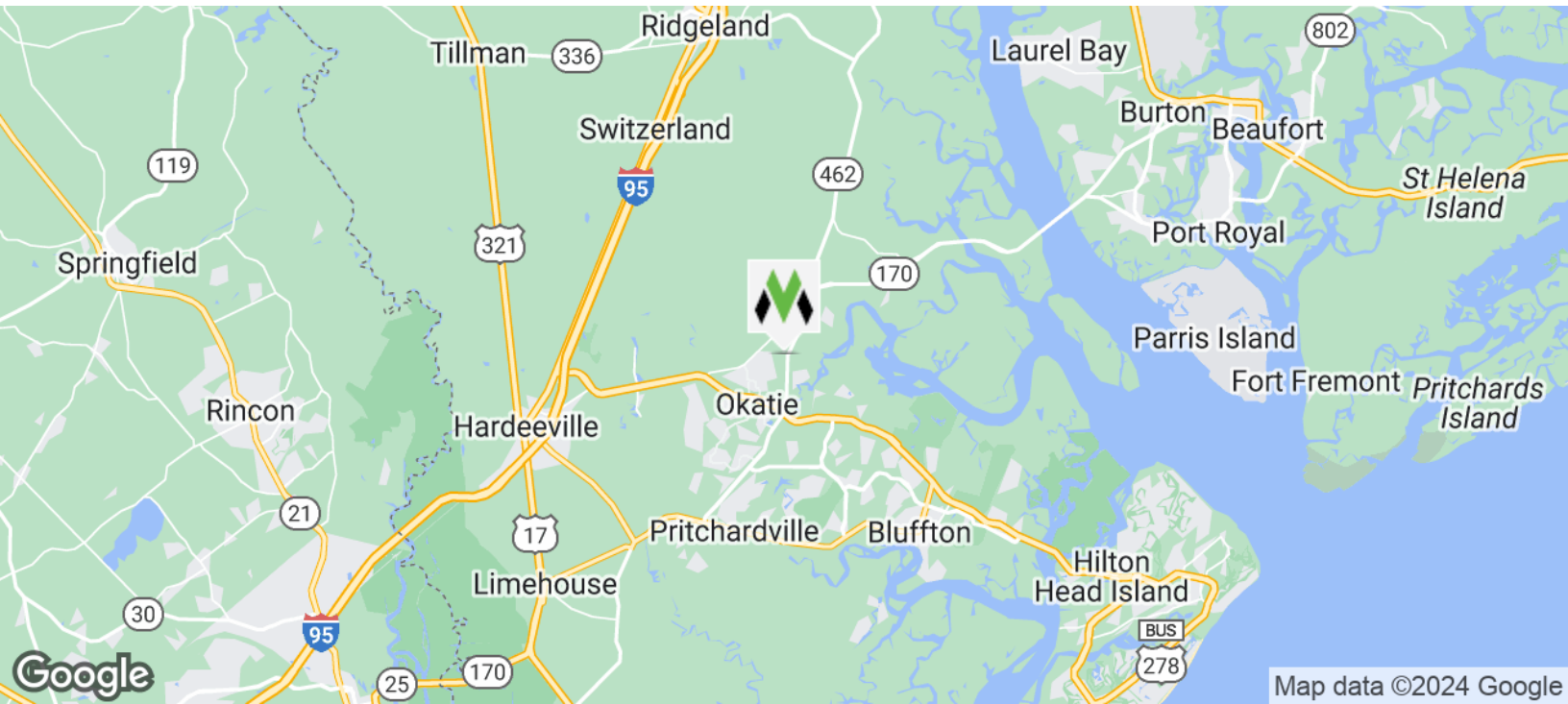
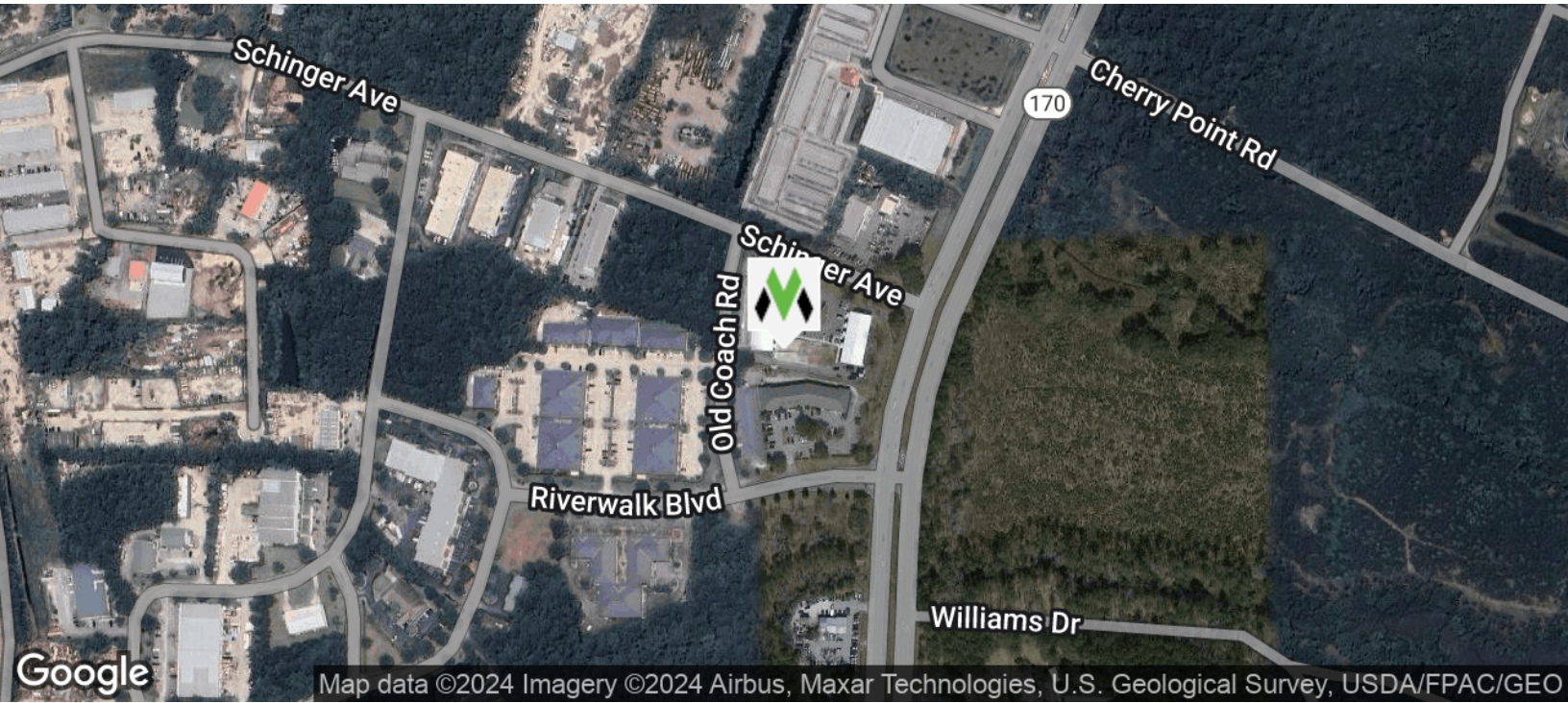


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LOCATION MAPS

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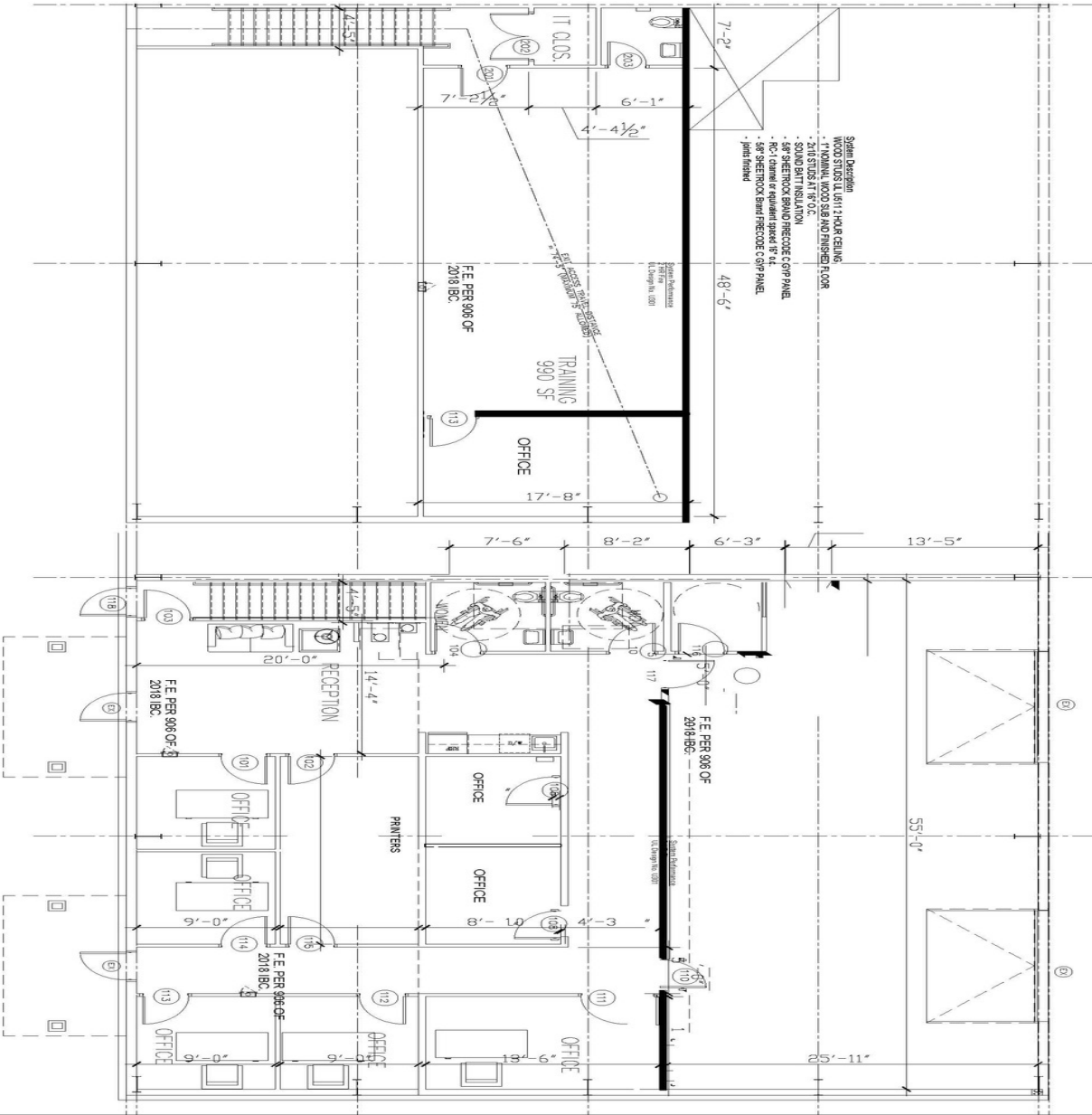
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FLOOR PLAN

63 SCHINGER AVENUE RIDGELAND, SC 29936

2. MEZZANINE PLAN
SCALE: 1/4" = 1'-0"

1. GROUND FLOOR PLAN
SCALE: 1/4" = 1'-0"

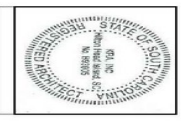


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DATE: **A1.1**
SCALE:

SCOPE OF WORK PLANS

NO.	DATE	DESCRIPTION
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02	10.24.21	ISSUE FOR PERMIT
03	10.24.21	ISSUE FOR PERMIT
04	10.24.21	ISSUE FOR PERMIT
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KRA architecture + design

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Commercial Park
Lot 4 RiverWalk
Highway 170
Jasper County, SC
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EDWARD P. HUNT

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PHOTOS

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