



INDUSTRIAL PROPERTY FOR LEASE

# North Point Commerce Center

1330 17TH AVENUE SOUTH MYRTLE BEACH, SC 29577



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## LOCATION DESCRIPTION

North Point Commerce Center offers strategic advantages for businesses seeking a central and accessible base of operations.

Key Location Highlights:

**\*Proximity to Major Transportation Routes:** The property is conveniently close to major thoroughfares connecting the Grand Strand and surrounding areas. Highway 17 Bypass, Highway 17 Business, Hwy 501 and Hwy 31.

**\*Near Myrtle Beach International Airport:** Located directly across from the airport, the site offers unparalleled access for businesses that require frequent air travel or shipping.

**\*Central Positioning:** Being in the heart of Myrtle Beach, the property provides easy access to the entire area, making it ideal for companies that service clients throughout the region.

## OFFERING SUMMARY

Lease Rate:	\$12.00 NNN
Available SF:	10,701 SF - 27,239 SF
Lot Size:	4.7 Acres
Building Size:	78,648 SF

## SPACE DETAILS:

- Unit A: Design Center / Warehouse with Mezzanine: 16,588 SF
- Unit B: Showroom & Warehouse Space: 10,701 SF
- Clear Height: Showroom & Warehouse: 26'
- Dock High and Drive In Doors
- Pin #44301040005, County of Horry, SC
- Zoning: MB - LM, City of Myrtle Beach, SC

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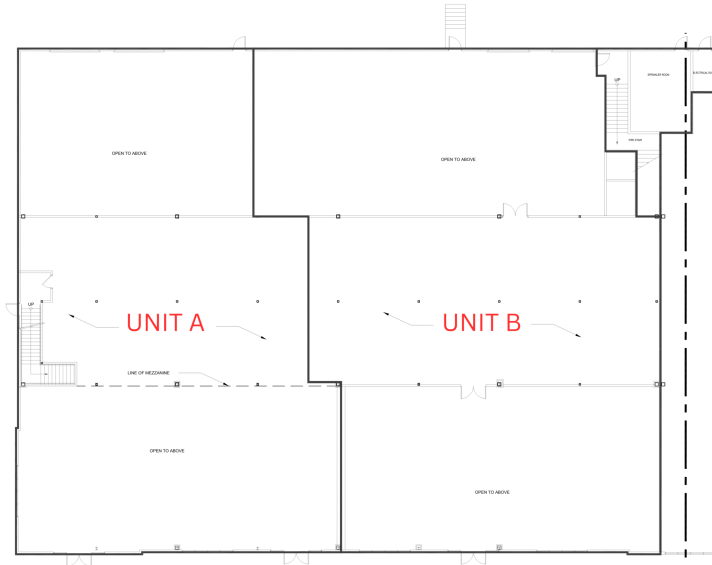
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## AVAILABLE SPACES

UNITS	SF	TYPE	DESCRIPTION
UNIT A	16,588 SF	Design Center & Warehouse	Design Center/Work Area: 7,276 SF
			Mezz Office Area: 6,762 SF
			Warehouse: 2,500 SF
UNIT B	10,701	Showroom & Warehouse	Showroom Area - 3,309 SF - 4 Offices
			Middle Work Area - 3,661 SF - 5 Offices and 2 Restrooms
			Warehouse Area- 3,731 SF - 1 Restroom

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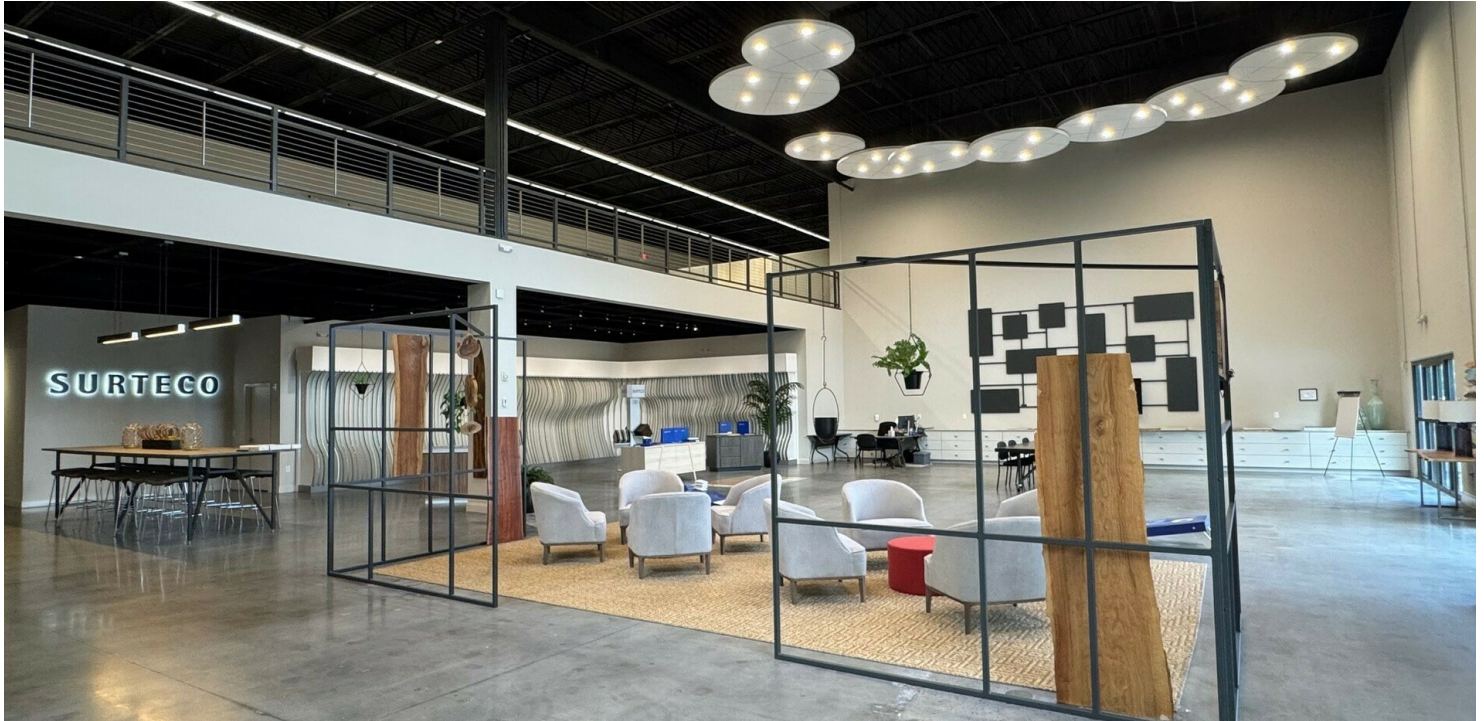
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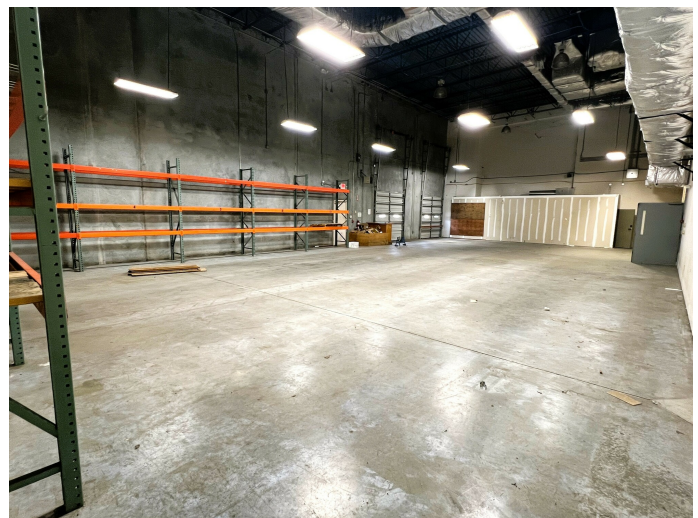
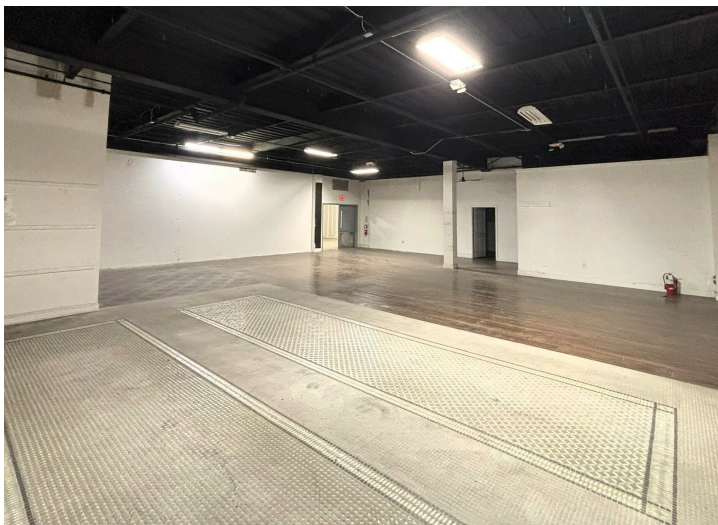
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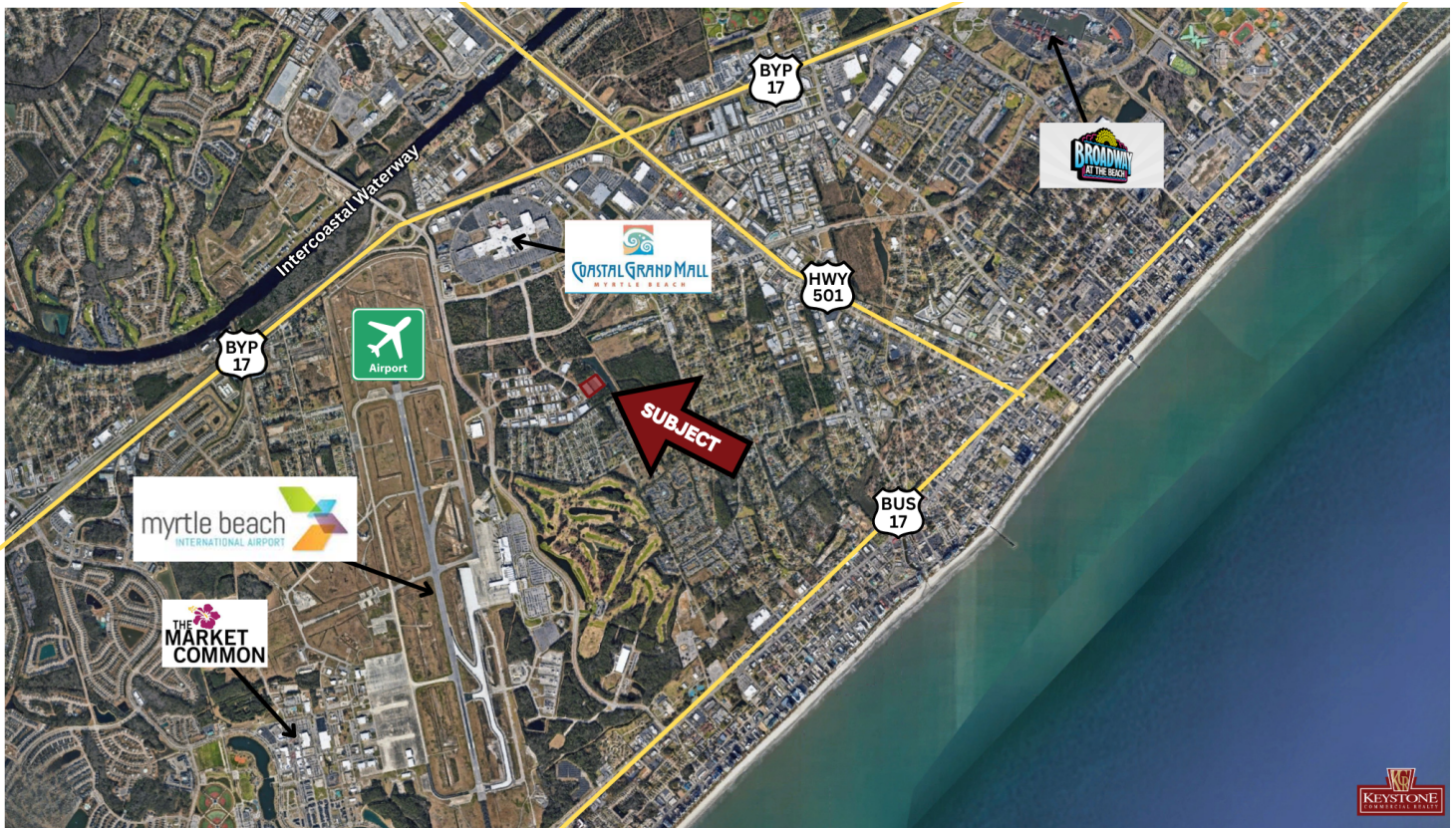
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