

# Manufacturing Warehouse

2951 East Highway 501  
Conway, SC 29526

## FOR LEASE



### PROPERTY SPECS:

Available SF: 127,535  
Land Area: 11.42 AC  
PIN(S): 40004020003 & 39901040002  
Zoning: Limited Industrial District (LI) by Horry County

# 127,535 SF

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# PROPERTY HIGHLIGHTS

**CLIMATE CONTROL PLANT:** 114,535 SF.

**FLEXIBLE OFFICE SPACE:** 13,000 SF.

**TOTAL LAND AREA:** 11.42 Acres.

**ZONING:** Light Industrial (LI), County of Horry, SC.

**PIN:** Identified as PIN# 40004020003 & 39901040002.

**EXTERIOR:** Gravel Storage/Lay Down Yard. Entire Building is Served by a Wet Sprinkler System.

**POWER/SYSTEMS:** 480V 3-Phase 3,000 AMP Service. (2) 200 Feet 3 Phase Power Distribution Bus Ducts.

**LIQUID STORAGE:** 200,000 Gallon Containment Tank.

**FOUNDATION:** 6" Reinforced Concrete Slab.

**STRUCTURE:** Predominately Masonry with Block and Brick.

**ROOF:** Flat Roof System is Composition Membrane Over Metal Deck on Steel Bar Joists (New in 2013).

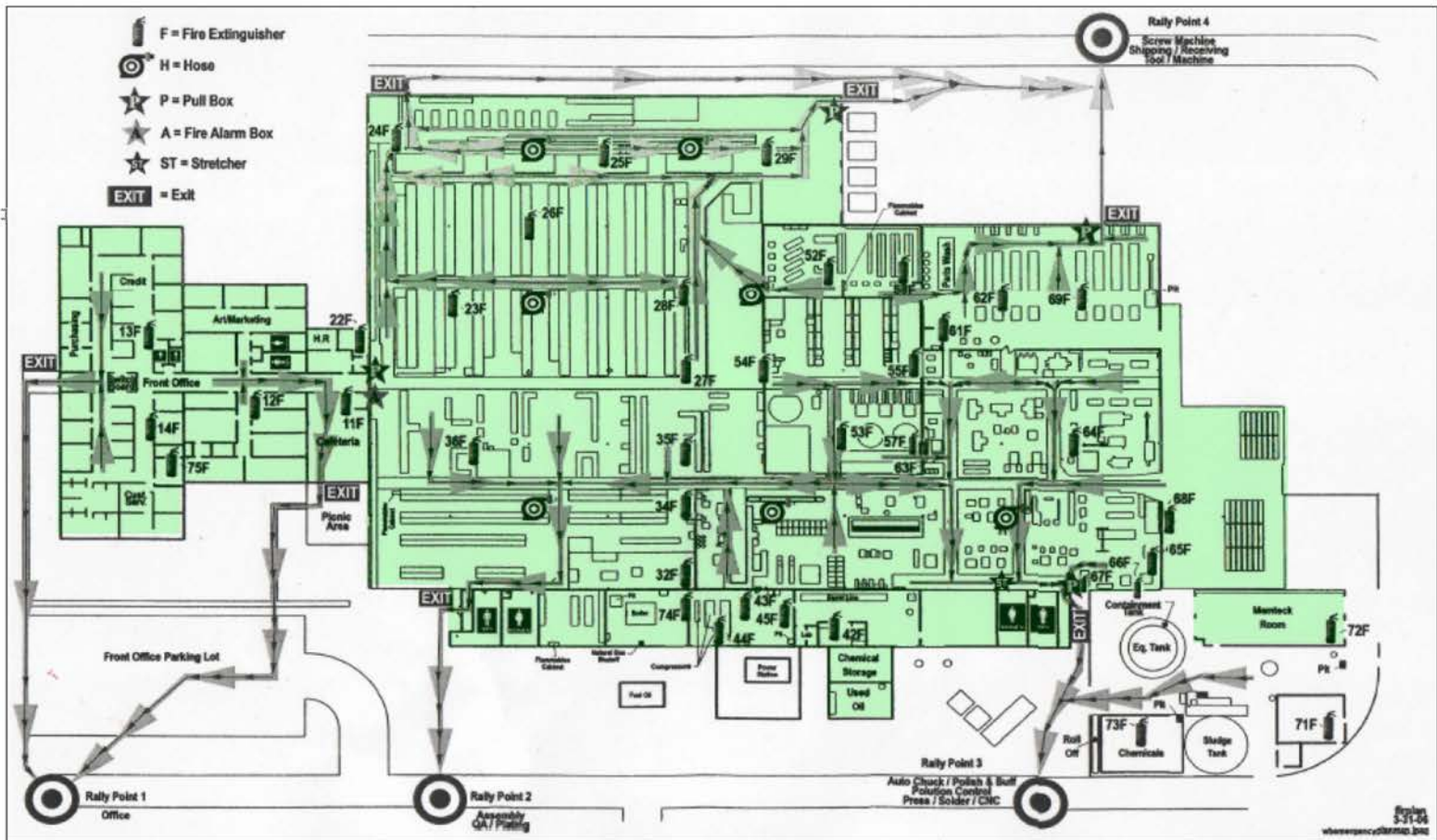
**EAVE HEIGHT:** 15 Feet Minimum. Columns on 40ft Centers.

**DOORS:** Adequate Man Doors, Five (5) 12' x 12' Dock Doors with Levelers and Eight (8) Truck Doors of Various Sizes.

**UTILITIES:** Access to Municipal Water, Sanitary Sewers, Natural Gas, Electric, Cable, Internet Access and Telephone Service.



# BUILDING SKETCH



## 10% Office Space 90% Warehouse/Manufacturing Space

### Office Area:

Numerous private offices, cubicles, general office space, conference rooms, employee breakroom and kitchen, storage rooms, technology room and adequate restrooms.

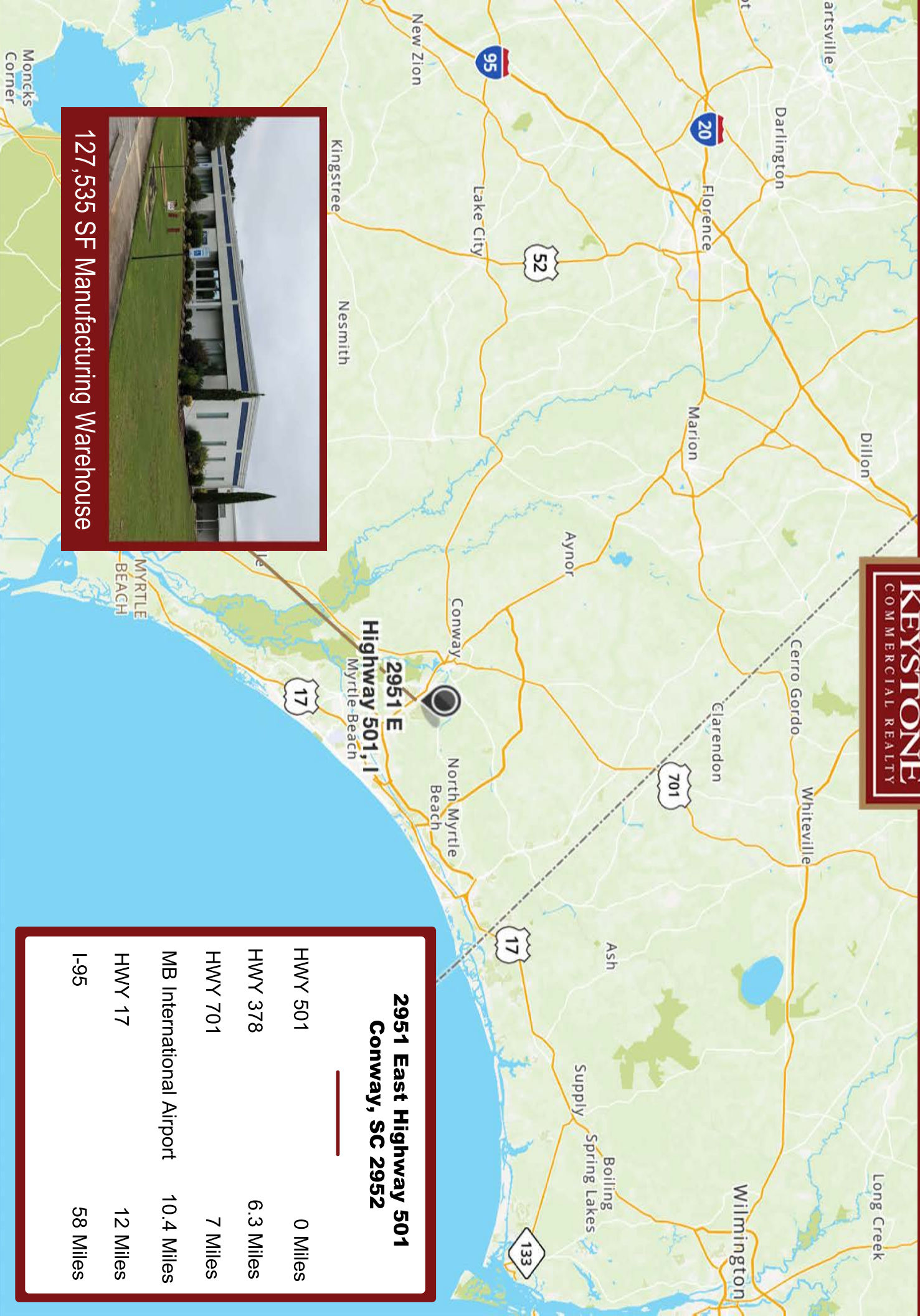
### Warehouse Area:

Spaces for manufacturing, assembly, warehousing, shipping and receiving, lab, mechanicals, tool cage, parts and supplies, shop office and restrooms.

### Location and Access:

East Highway 501 and Gardner Lacy Road. Accessed via curb cuts on the north side of East Highway 501 frontage road and the west side of Gardner Lacy Road. Signalized intersection. Convenient access to points east and west via East Highway 501 and north and south via Highway 31 (Carolina Bays Parkway). Access to median crossover.





127,535 SF Manufacturing Warehouse



<b>2951 East Highway 501 Conway, SC 2952</b>	
HWY 501	0 Miles
HWY 378	6.3 Miles
HWY 701	7 Miles
MB International Airport	10.4 Miles
HWY 17	12 Miles
I-95	58 Miles



**KEYSTONE**  
COMMERCIAL REALTY

## THE REGION

**#1** BEST PLACES  
PEOPLE ARE  
MOVING TO

US News & World Report, 2019

**Ranked # 6**

BEST AFFORDABLE  
Family Vacation

US News & World Report, 2019

BEST FAMILY BEACH VACATION  
**RANKED #7**

US News & World Report, 2019

**ONE OF THE  
MOST EXCELLENT  
CITIES FOR EXPERIENCES**

Trip Advisor, 2018

TOP DESTINATION  
FOR RETIREES  
**RANKED #10**

Where to Retire Magazine, 2018

## MYRTLE BEACH, SC. Metropolitan Statistical Area

The Grand Strand has some of the most beautiful beaches in the world, ocean and river water sports, over 100 golf courses, 1,500 restaurants, numerous theatres offering international recording artists and Broadway Shows. The Myrtle Beach area enjoys an outstanding quality of life. The temperate climate, cultural and recreational opportunities, and robust economy continue to draw an increasing number of visitors and people relocating from other areas. Considered one of America's top vacation destinations, the area hosts an estimated 16 million visitors annually. Myrtle Beach is home to Coastal Carolina University and Horry-Georgetown Technical College, and the area has an impressive labor force of professional, technical, and skilled personnel.

	2010	2018	2023
Population U.S. Census Bureau	376,722	467,292	533,198
Total Households U.S. Census Bureau	158,522	196,299	244,089
Avg. Household Income U.S. Census Bureau		\$68,058	\$77,206

### EMPLOYMENT, Bureau of Labor Statistics



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