

FOR SALE

WAREHOUSE FACILITY ON 1.12 ACRES

16 FINCH STREET HILTON HEAD ISLAND, SC 29926



VM | REAL ESTATE 



CONTACT

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FOR SALE

PROPERTY OVERVIEW

16 FINCH STREET HILTON HEAD ISLAND, SC 29926



OFFERING SUMMARY

Sale Price:	\$1,660,000
Available SF:	8,495 +/- SF
Acreage	1.124 +/- Acres
Zoning:	IL
Market:	Hilton Head Island

PROPERTY HIGHLIGHTS

- Super Clean Warehouse on 1.12 Acres
- Room for 2,800 SF of expansion
- Fully Conditioned Building
- 480 Amp Electrical Service
- Great North End Location

PROPERTY OVERVIEW

Situated on just over 1.12 acres, this ±8,495 SF facility includes an 8,100 SF main building, originally built in 1996 and expanded in 2003, plus a 395 SF compressor/electrical building completed in 2022. The property also offers the potential for an additional ±2,800 SF of expansion, supported by a 2025 determination from the U.S. ACOE confirming no wetlands. The fully conditioned main building is equipped with 480-amp electrical service, a 10' x 10' overhead door, epoxy flooring, spray foam insulation, three restrooms, and two usable mezzanines. It also includes approximately 650 SF of functional office space on each side of the building, as well as a second-floor break room complete with a full kitchen, washer and dryer hook up and a restroom with a shower. Ceiling height ranges from 13.5 - 20' high. Ideal for manufacturing, R&D, warehousing and distribution uses.

LOCATION OVERVIEW

Located on the north end of Hilton Head Island and adjacent to the HHI airport, within a well-established light industrial corridor surrounded by commercial and residential development. There are approximately 30,000 residents within a five-mile radius, with average household incomes of \$160,000. Nearby amenities include dining, shopping, schools, and hospital services, with easy access via Mathews Drive and Beach City Road. Hilton Head's service-driven economy continues to fuel strong demand for light industrial space, while limited supply and scarce zoned land make opportunities like this increasingly rare.

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SITE AERIAL

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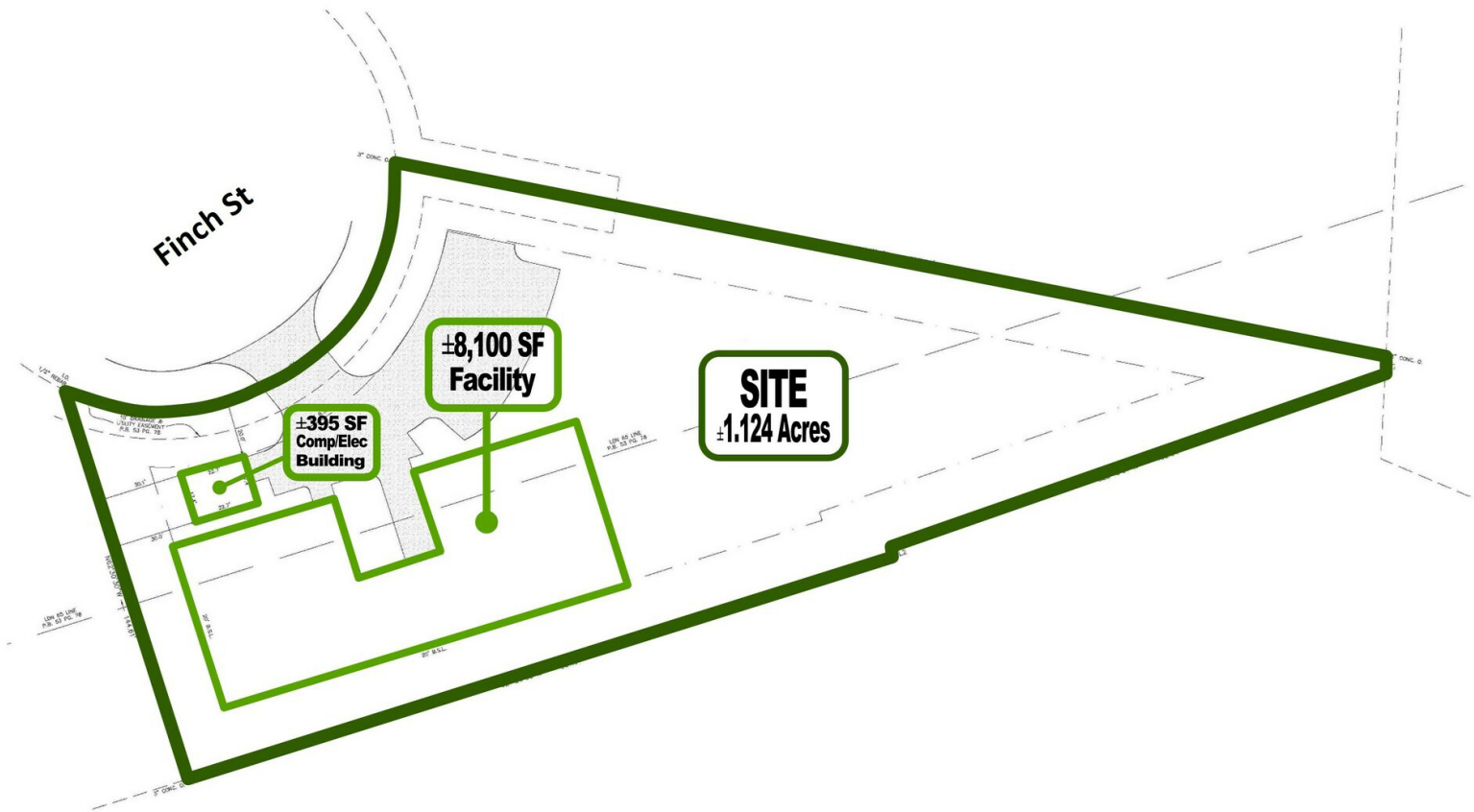


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SITE PLAN

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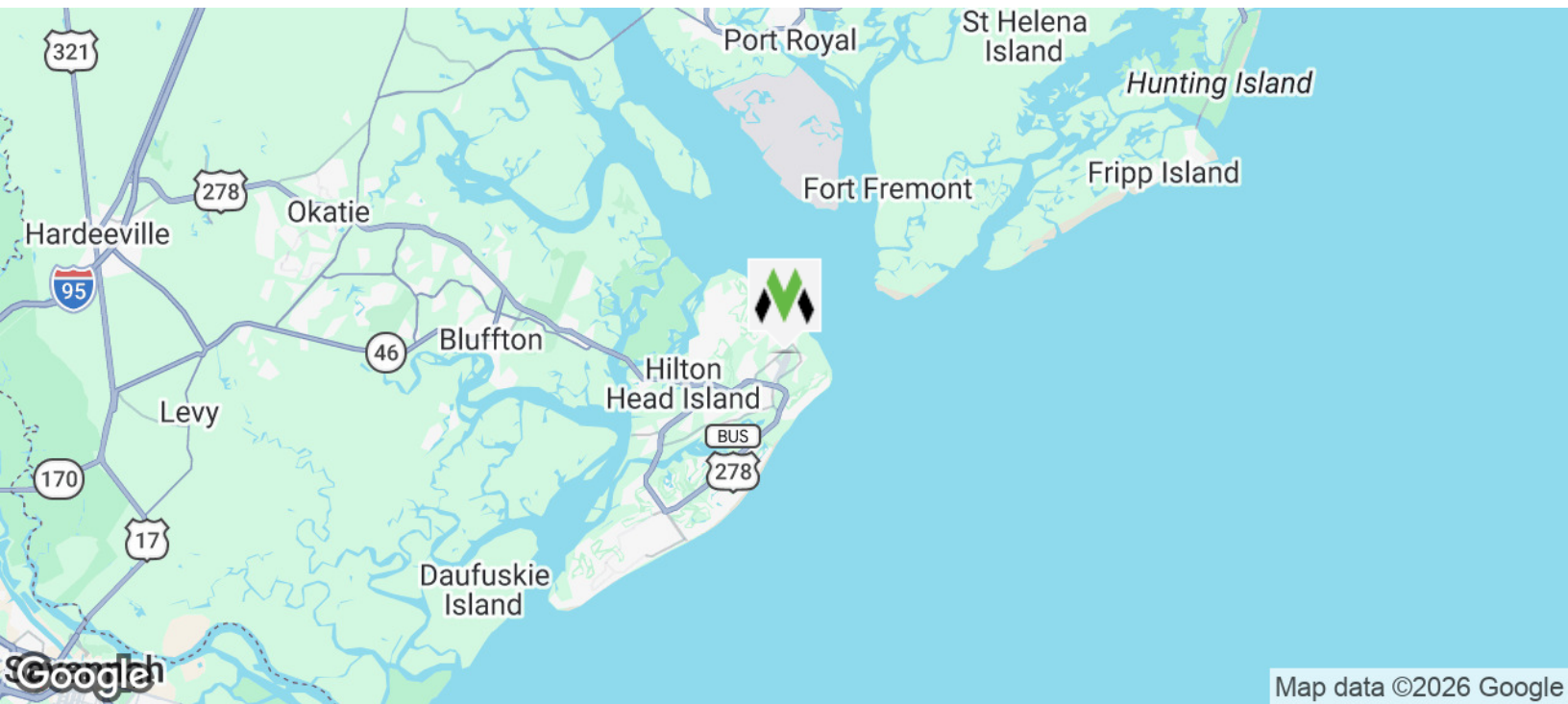


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LOCATION MAPS

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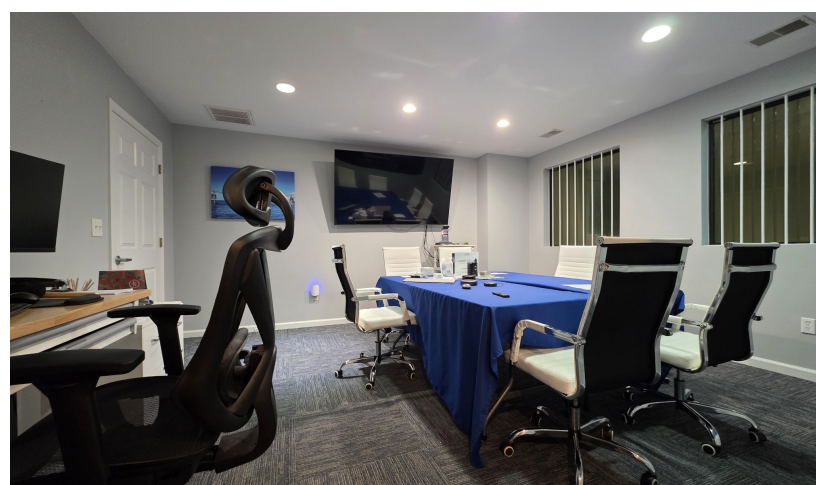


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PICTURES

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