



## Flex Space For Lease

136 Beach City Road, Unit B  
Hilton Head Island, South Carolina 29926

### Property Highlights

- Flex space with conditioned office/showroom and conditioned warehouse
- Office/showroom space consists of open work space, one separate office and restroom
- Conditioned warehouse includes a large roll up door, separate restroom and 2nd floor deck with ramp for lots of extra storage
- Located on the north end of Hilton Head Island just off Beach City Road near the Hilton Head Airport
- Ready for Tenant Improvements and Occupancy

### Offering Summary

Unit #:	136B
Leaseable SF:	2,400 +/- SF
Base Rent Year 1:	\$17.00 PSF (NNN)
2025 Estimated NNN Budget:	\$5.97 PSF
Annual Increases to the Base Rent:	3%
Zoning:	Light Industrial

### For More Information

**Baker Wilkins**

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baker@naicarolinacharter.com

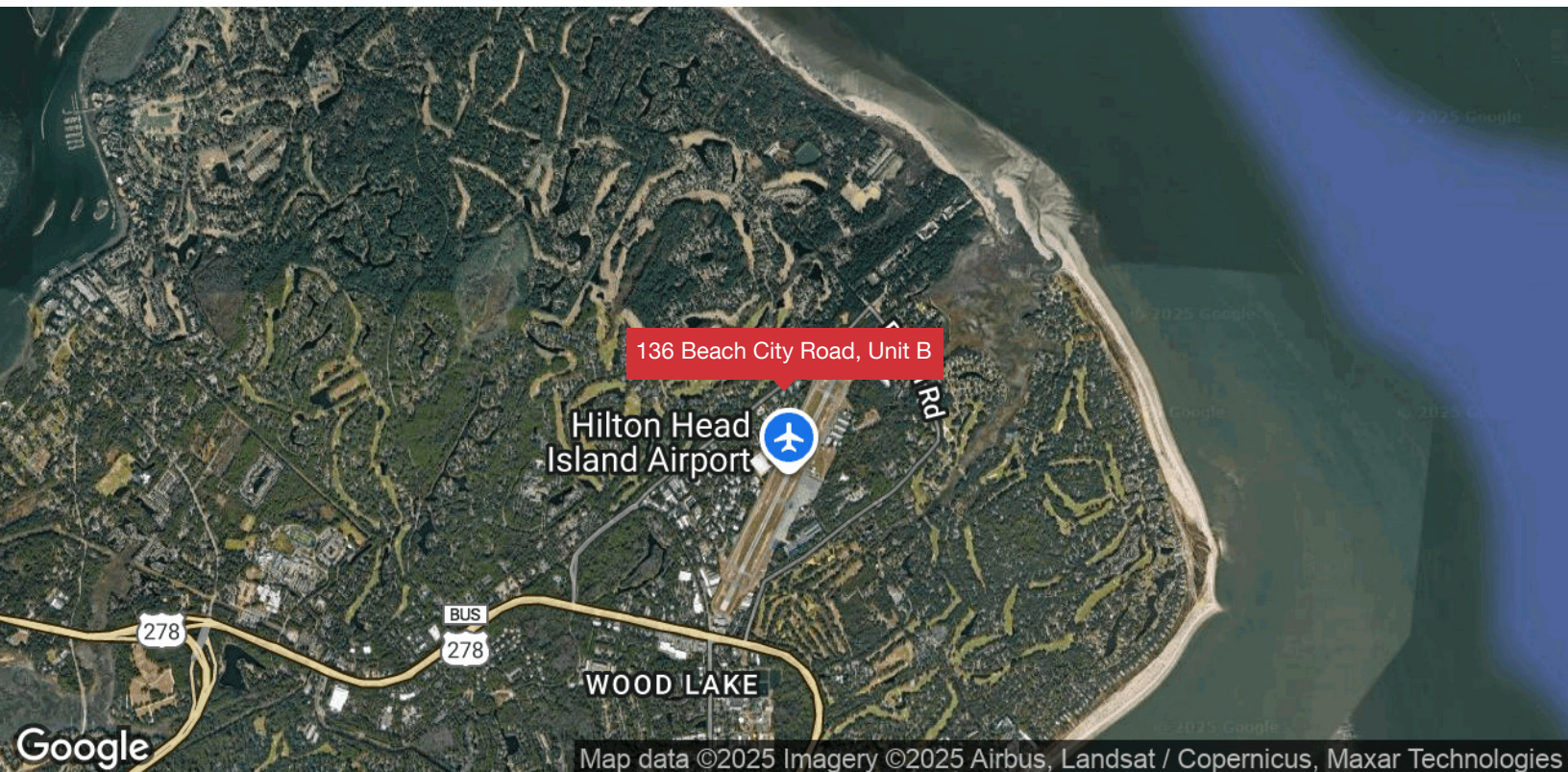
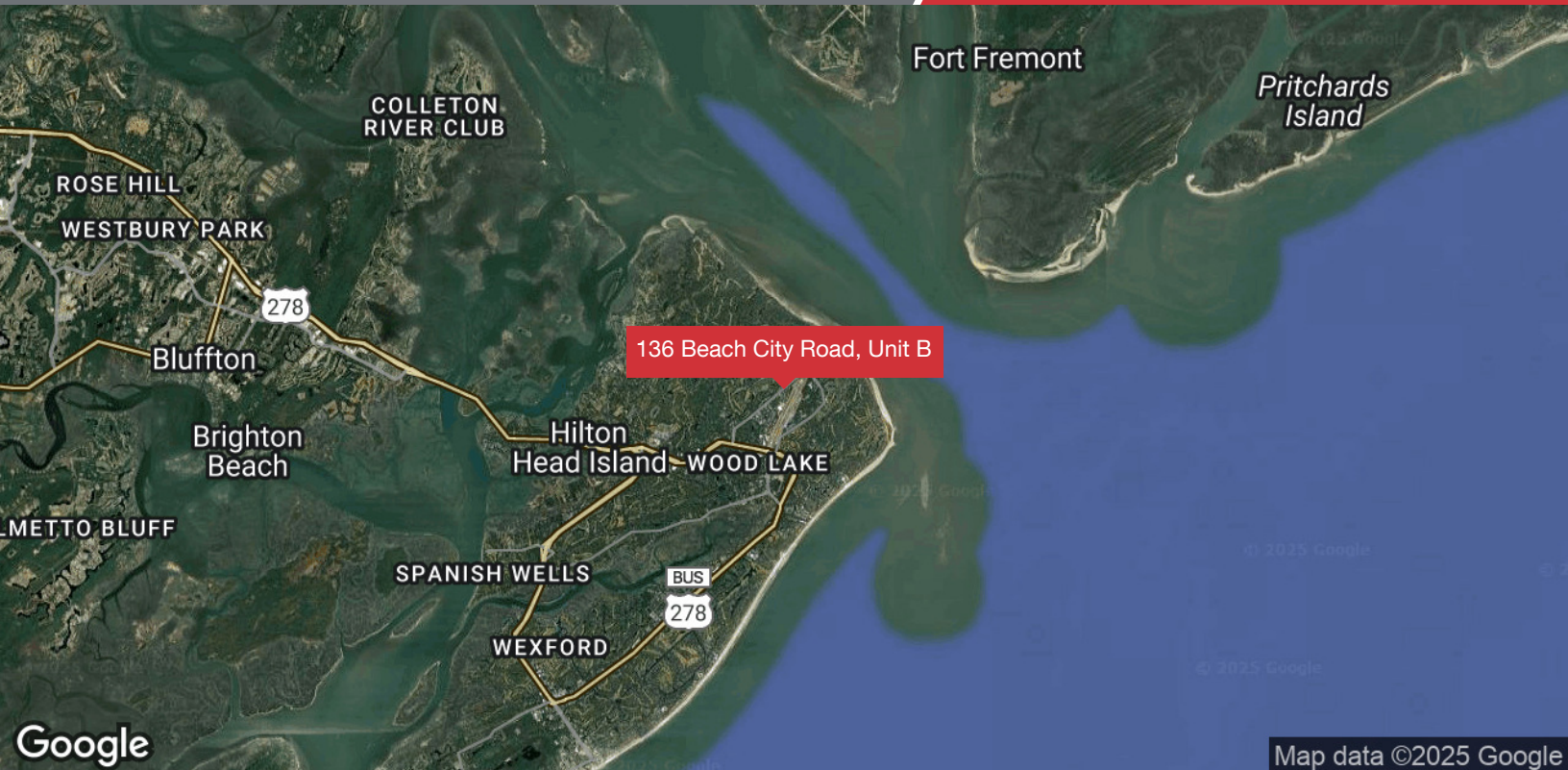
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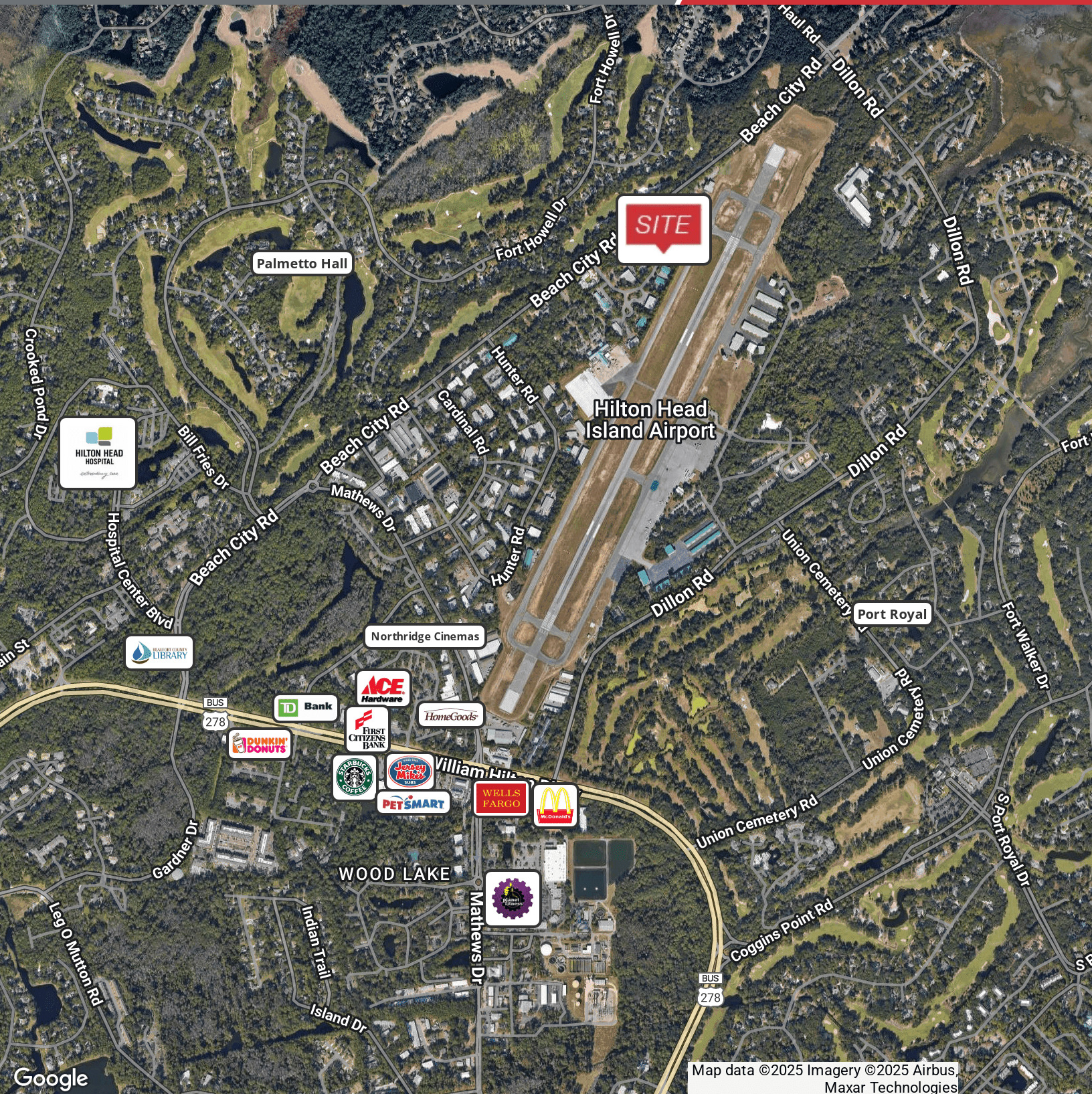
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