



INDUSTRIAL PROPERTY FOR LEASE

Industrial Warehouse Property

3961 WESLEY STREET, MYRTLE BEACH, SC 29579



CURRY MARTIN

843.626.3400 x1023

curry@keystonecommercial.com

RYAN EARNEST

843.626.3400

ryane@keystonecommercial.com

4706 Oleander Drive, Myrtle Beach, SC 29577-5742

www.keystonecommercial.com



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OFFERING SUMMARY

Lease Rate:	\$14.00 SF/YR (NNN)
Available SF:	25,170± SF
Lot Size:	1.91± Acres

PROPERTY DESCRIPTION

FOR LEASE: Industrial Warehouse/Distribution property with desirable LI zoning. The property consists of two buildings on 1.9± acres. Building 1 is 19,920± SF, featuring 2,400± SF of office/showroom space and 17,250± SF of warehouse space with clear heights ranging from 14 to 16 feet. Building 2 is 5,250± SF of warehouse space with a 24-foot clear height. Building 1 has three 14'x16' grade-level roll-up doors for access to the warehouses and Building 2 has one 14'x16' grade-level roll-up door. The property provides ample fenced and gated laydown areas including 12'x105' overhang eave storage areas.

PROPERTY HIGHLIGHTS

- **Building 1:**
 - Warehouse Space: 17,250± SF & Office Space: 2,400± SF
 - Three (3) grade level rollup doors
 - Five (5) Office, One (1) Break Room
 - 14' - 16' clear height
- **Building 2:**
 - Warehouse Space: 5,250± SF
 - One (1) grade level rollup door
 - 24' clear height
 - Ample laydown area

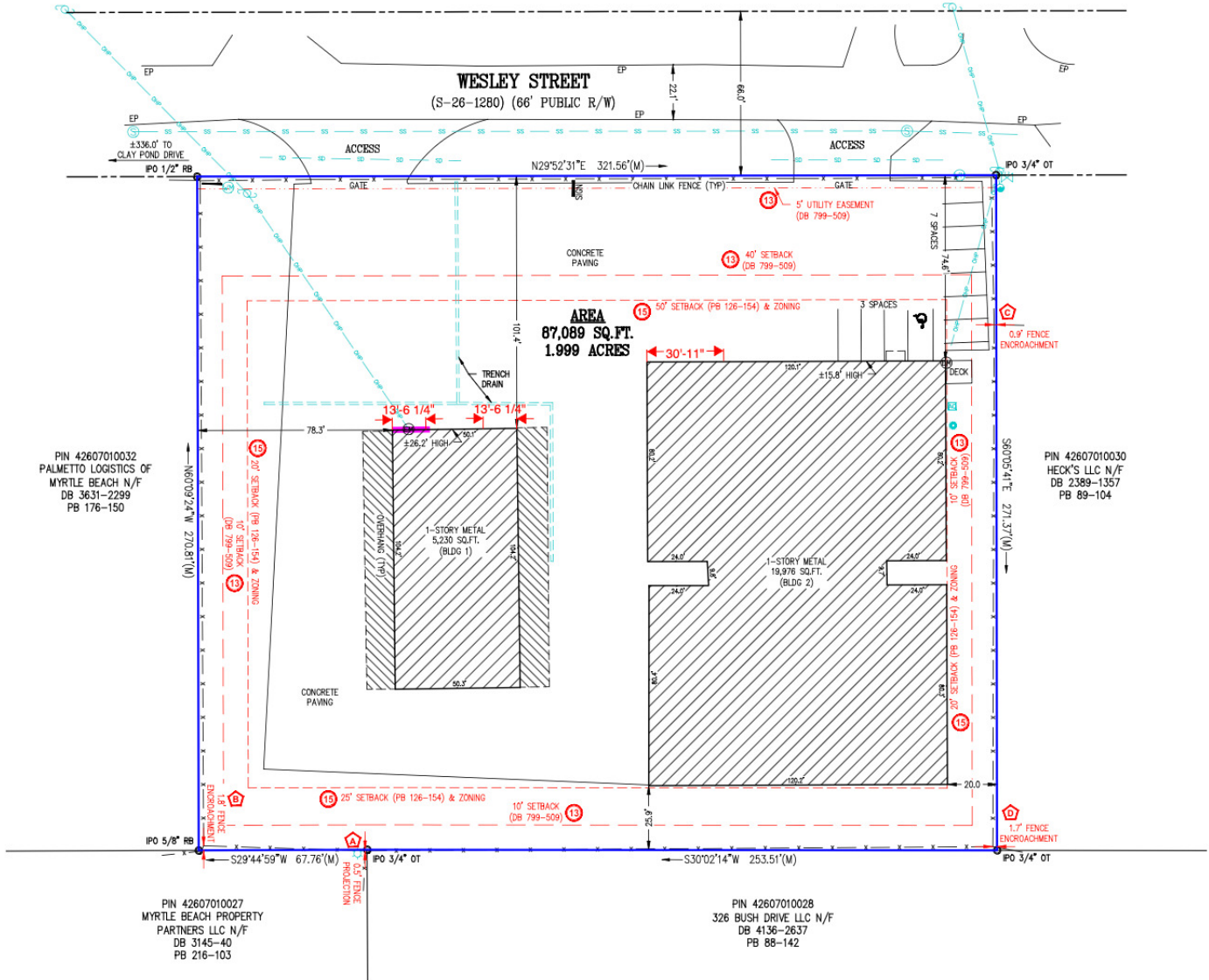
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CURRY MARTIN **RYAN EARNEST**
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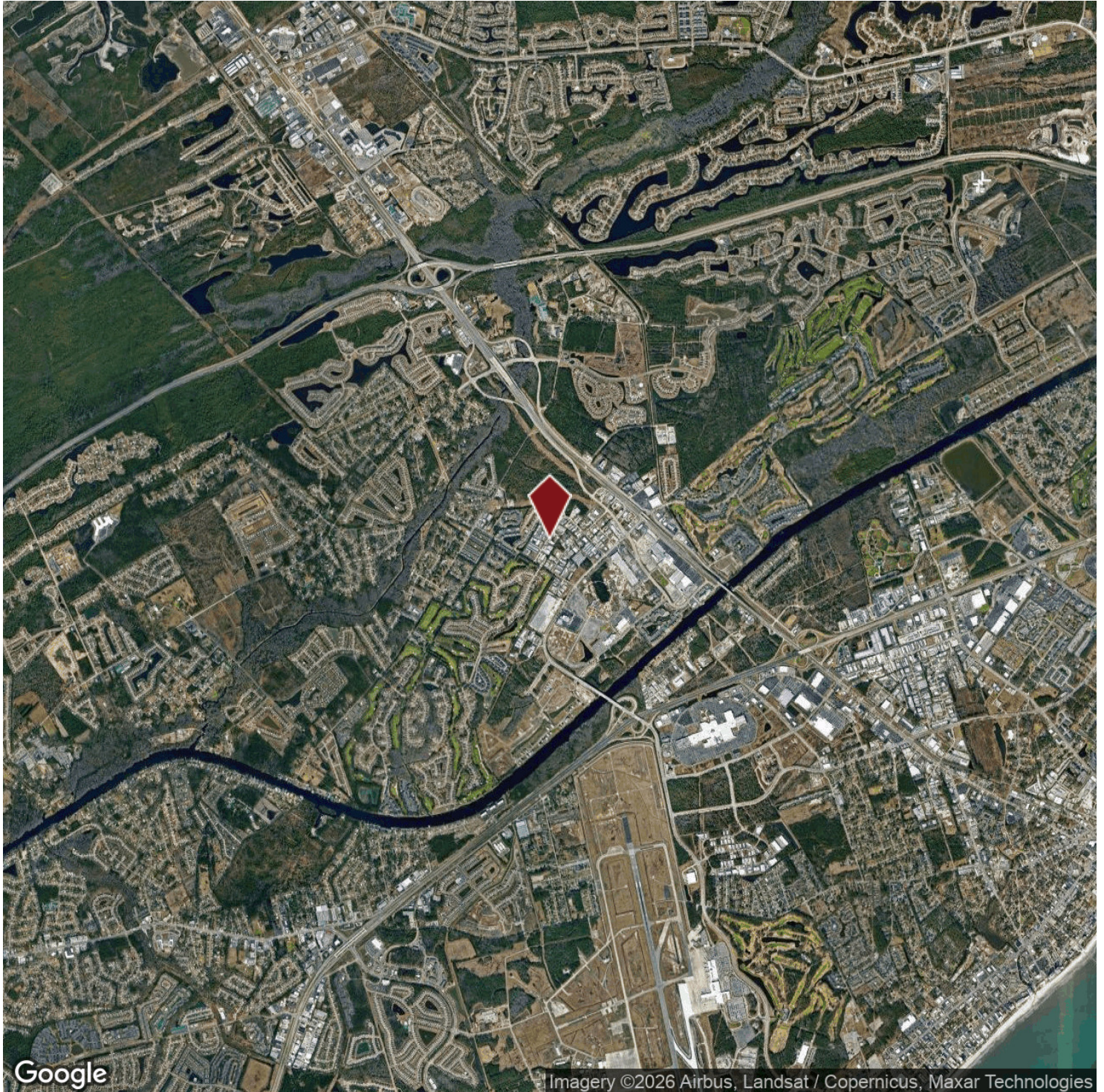
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