



30 Trellis Court

Capital Business Park
 Hilton Head Island, South Carolina 29926

Property Highlights

- 15,436 SF building with versatile industrial/flex space
- Prime location in the desirable Hilton Head Island area
- 10 Drive in Roll Up Doors, 1 Extra Large Drive In Roll Up Door, and 1 Loading Dock height Roll Up Door
- Fenced and secure parking / lay down areas in back
- High ceilings and open floor plan for maximum versatility
- Close proximity to major transportation routes for convenience
- Well-maintained exterior and landscaping for curb appeal
- Versatile layout suitable for a variety of uses

Offering Summary

Building Size:	15,436 SF
Sale Price:	\$3,650,000
Lease Rate:	\$16.00 SF/yr (NNN)
Unit A - Available for Lease:	11,388 SF
Acreage:	1.59 Acres
2023 Taxes:	\$19,175
Insurance:	\$11,725
Hilton Head Island Zoning:	Light Industrial

For More Information

Walter Wilkins

O: 843 837 4460 x3
 walter@naicarolinacharter.com



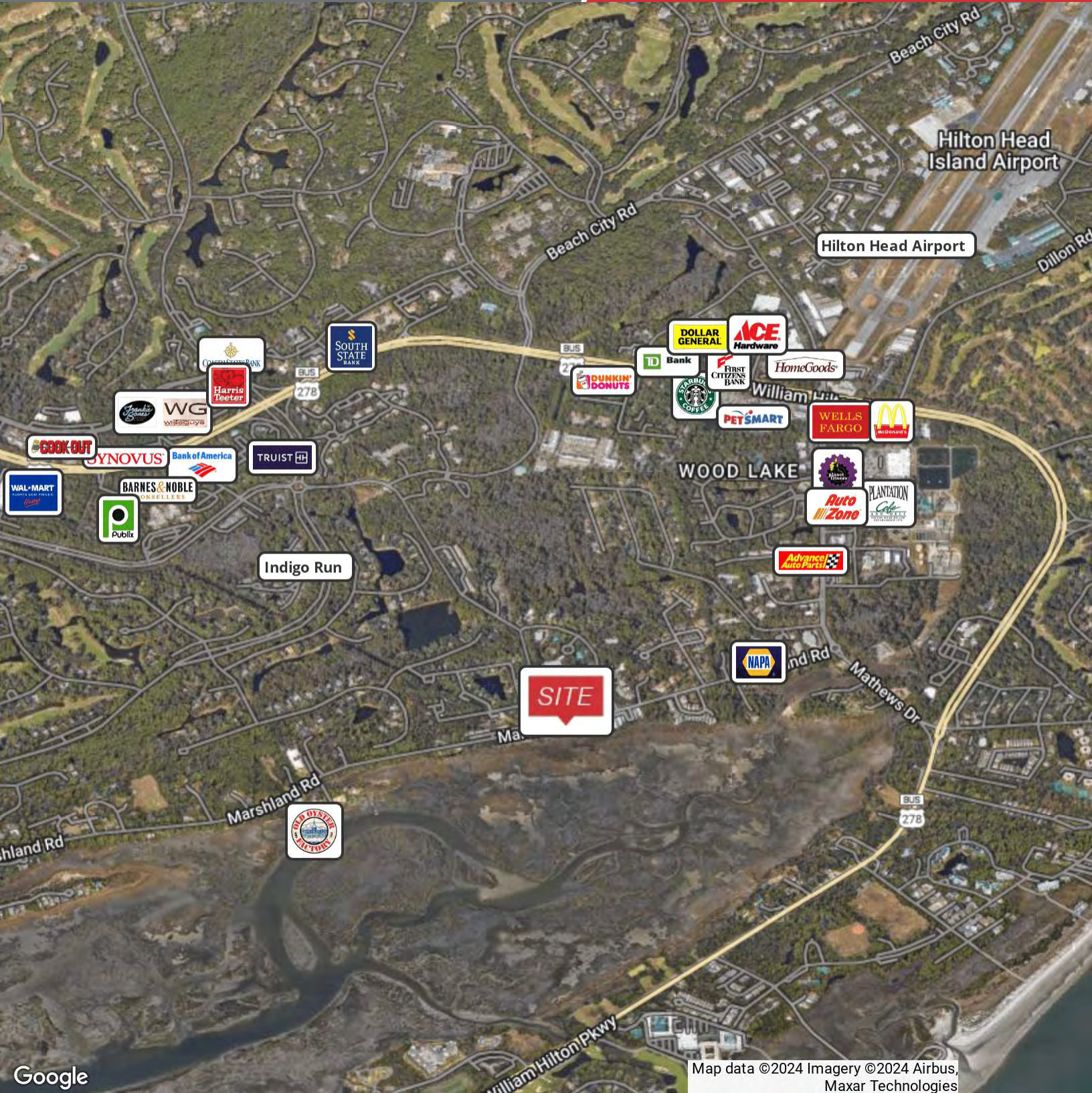
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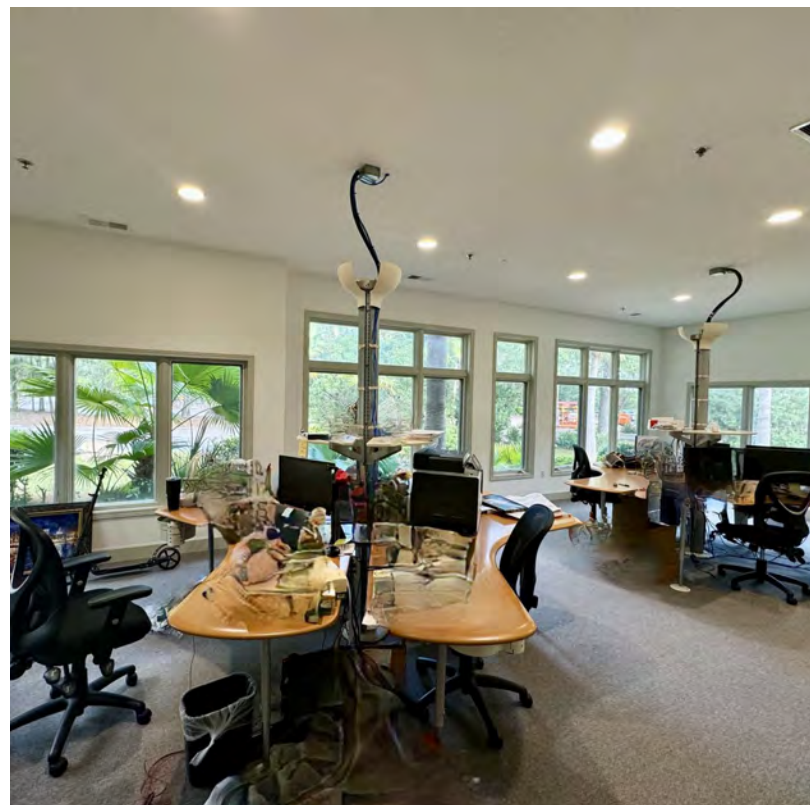
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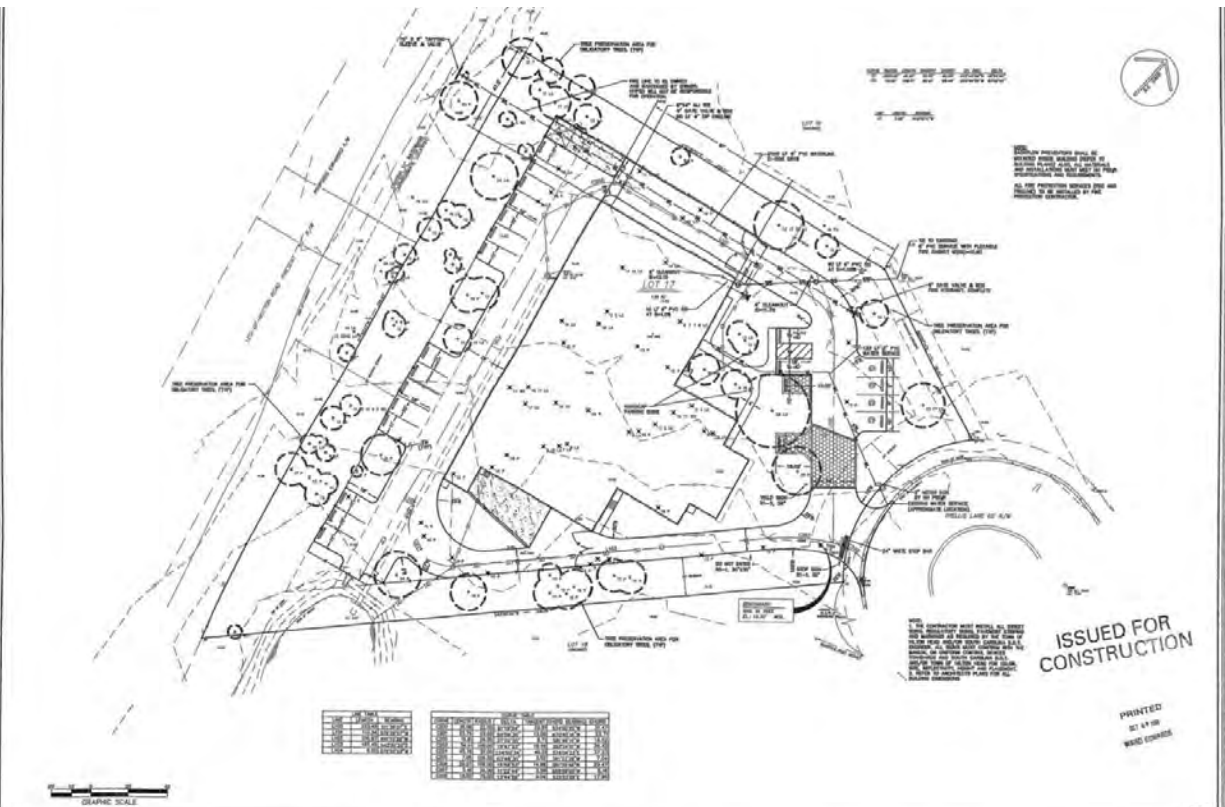
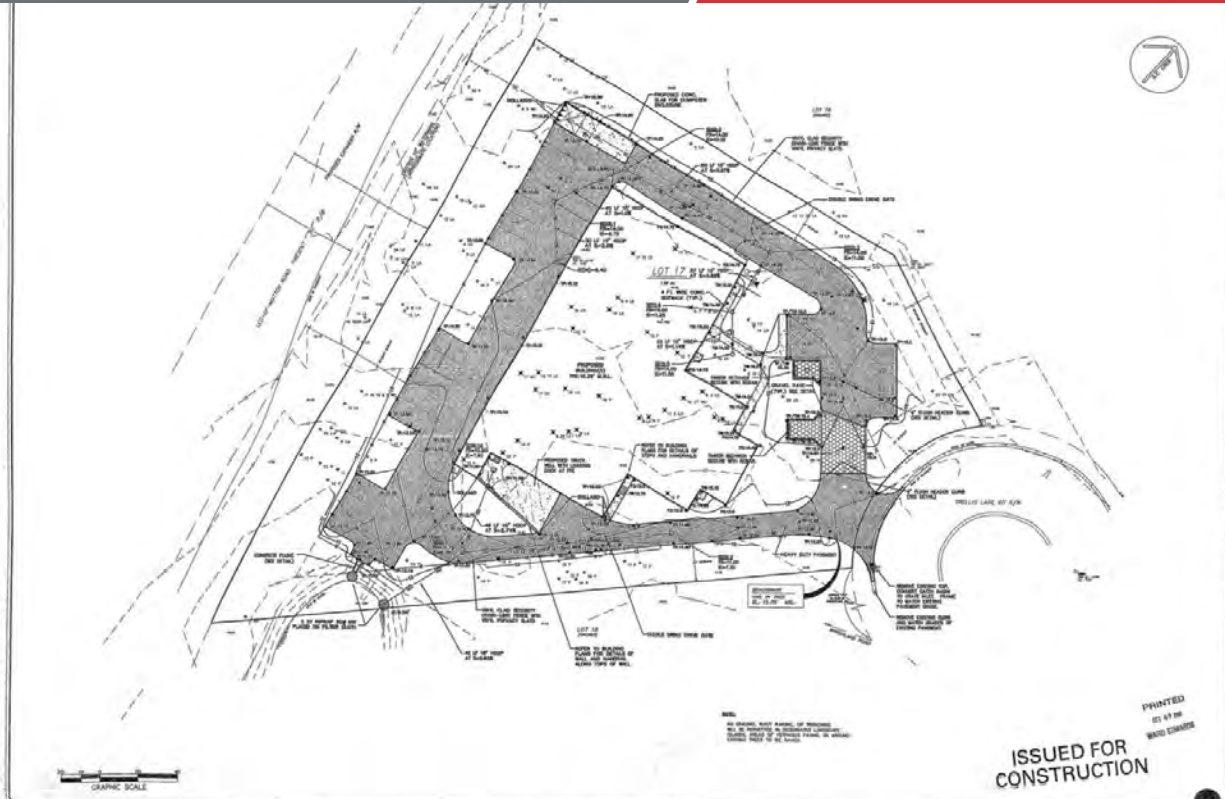
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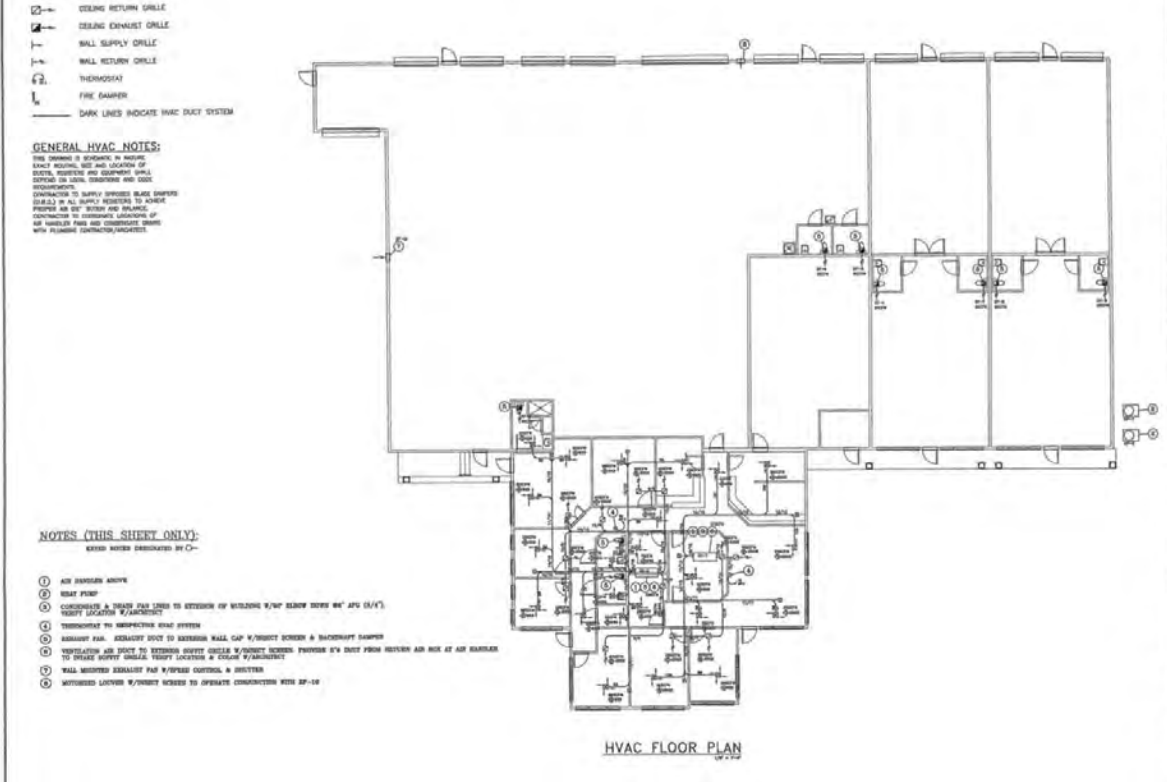
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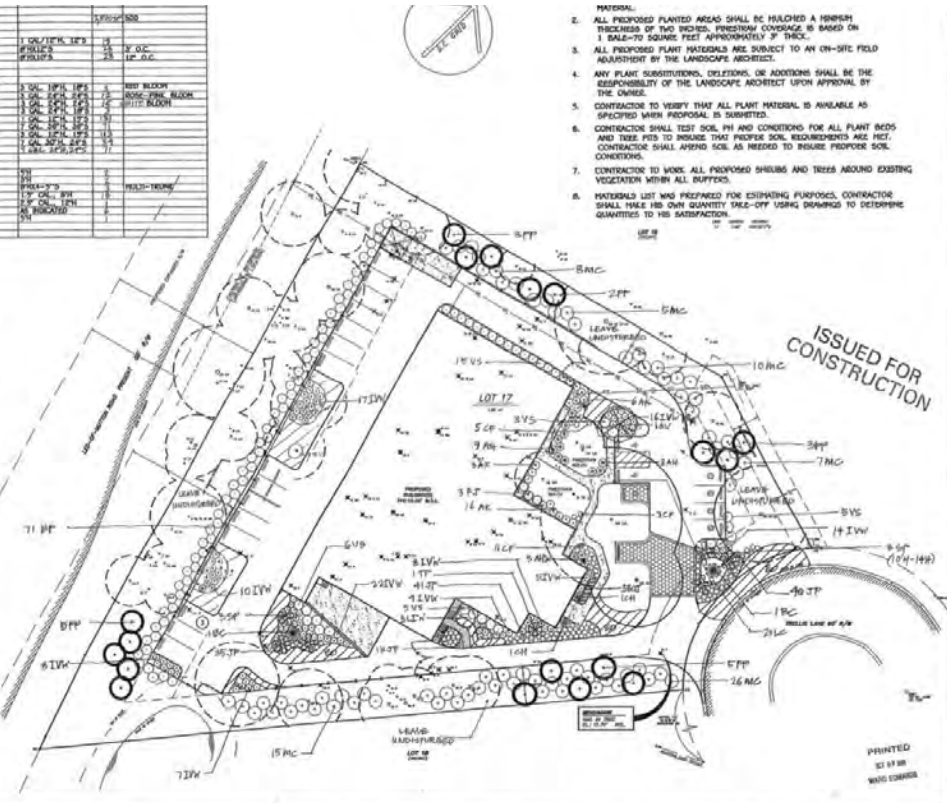
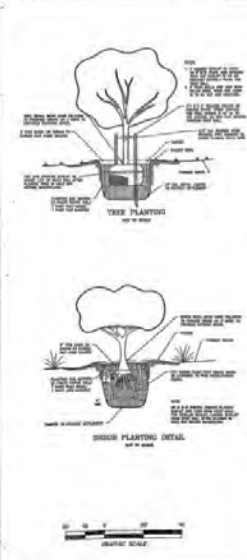


ENGINEERED SYSTEMS
 1000 W. BROADWAY
 SUITE 200 FLOORING CENTER
 FLORENCE, SC 29502
 843.766.3300

OFFICES AND WAREHOUSES FOR:
MCCURRY'S HEATING AND AIR, INC.
 1000 W. BROADWAY, SUITE 200 FLORENCE, SC 29502

PROJECT NUMBER: 202187
 SHEET NUMBER: **M-1**
 1 OF 2

NO.	SYMBOL	DESCRIPTION	QUANTITY	REMARKS
01	1	CEILING RETURN GRILLE	1	
02	2	CEILING EXHAUST GRILLE	1	
03	3	WALL SUPPLY GRILLE	1	
04	4	WALL RETURN GRILLE	1	
05	5	THERMOSTAT	1	
06	6	FIRE DAMPER	1	
07	7	DARK LINES INDICATE HVAC DUCT SYSTEM	1	



CONTRACTOR AND ARCHITECT
 McCurry's Heating & Air, Inc.
 1000 W. BROADWAY, SUITE 200 FLORENCE, SC 29502

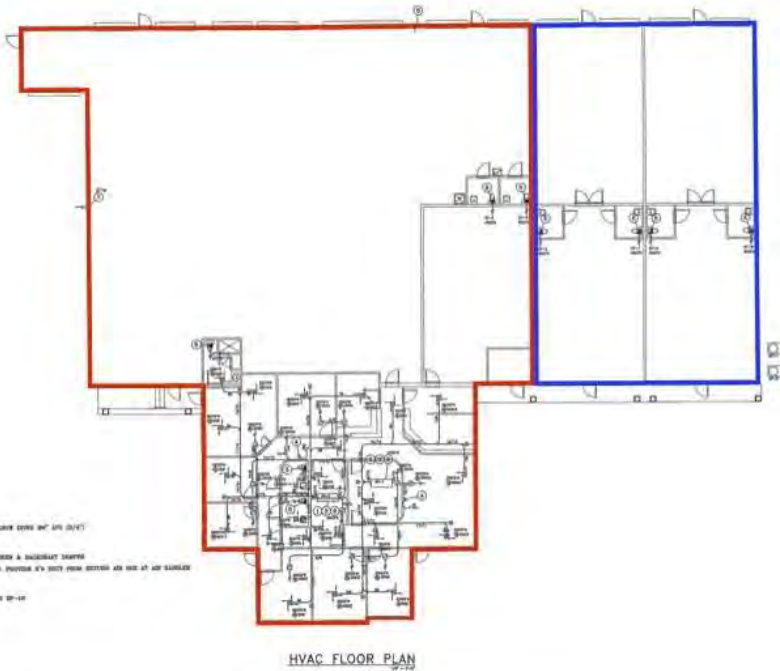
REVISIONS:
 1. DATE: 02/07/08
 2. BY: WAG
 3. DESCRIPTION: REVISIONS TO TREE PLANTING DETAIL

PROJECT INFORMATION:
 PROJECT: LOT 17 TRELIS LANE
 CLIENT: MCGURRY'S HEATING & AIR, INC.
 PROJECT NUMBER: 202187

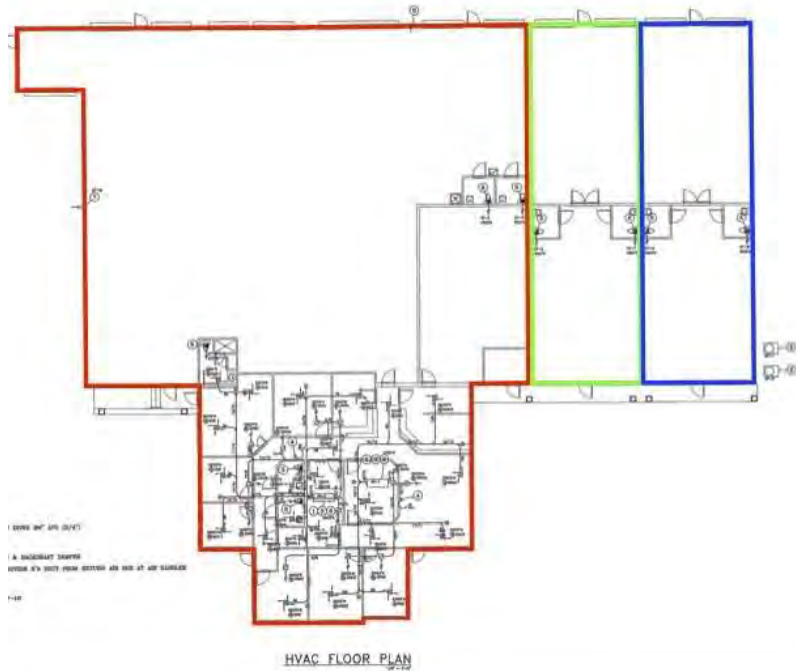
PRELIMINARY LANDSCAPE PLAN
 L01

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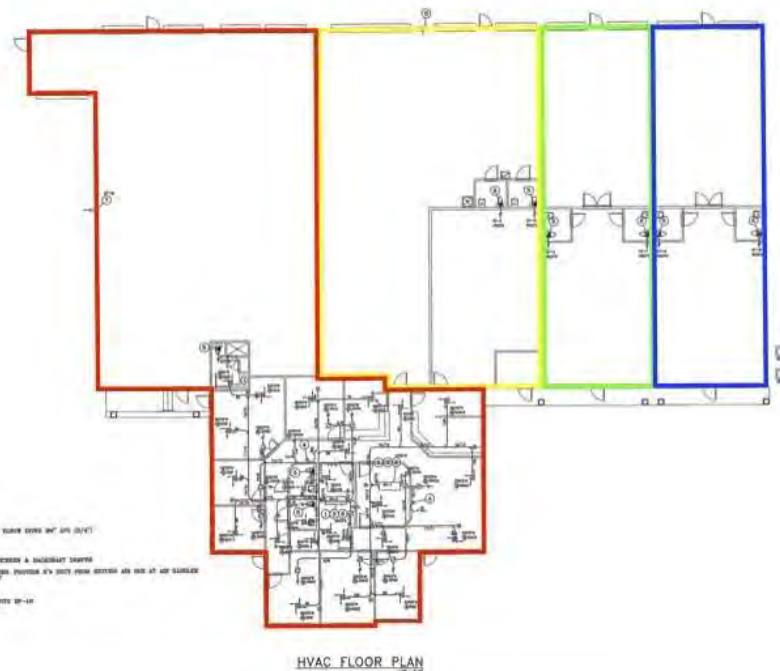
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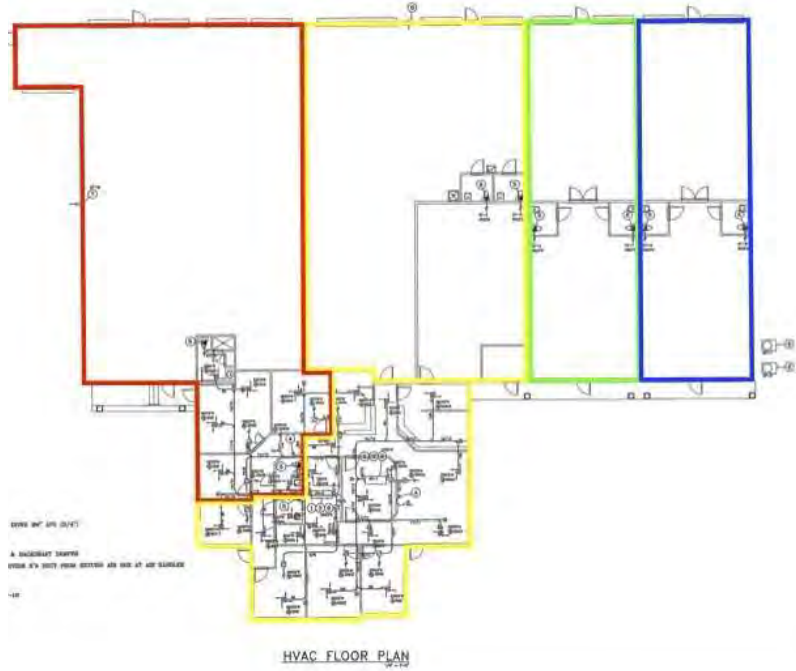
2 Tenants



3 Tenants



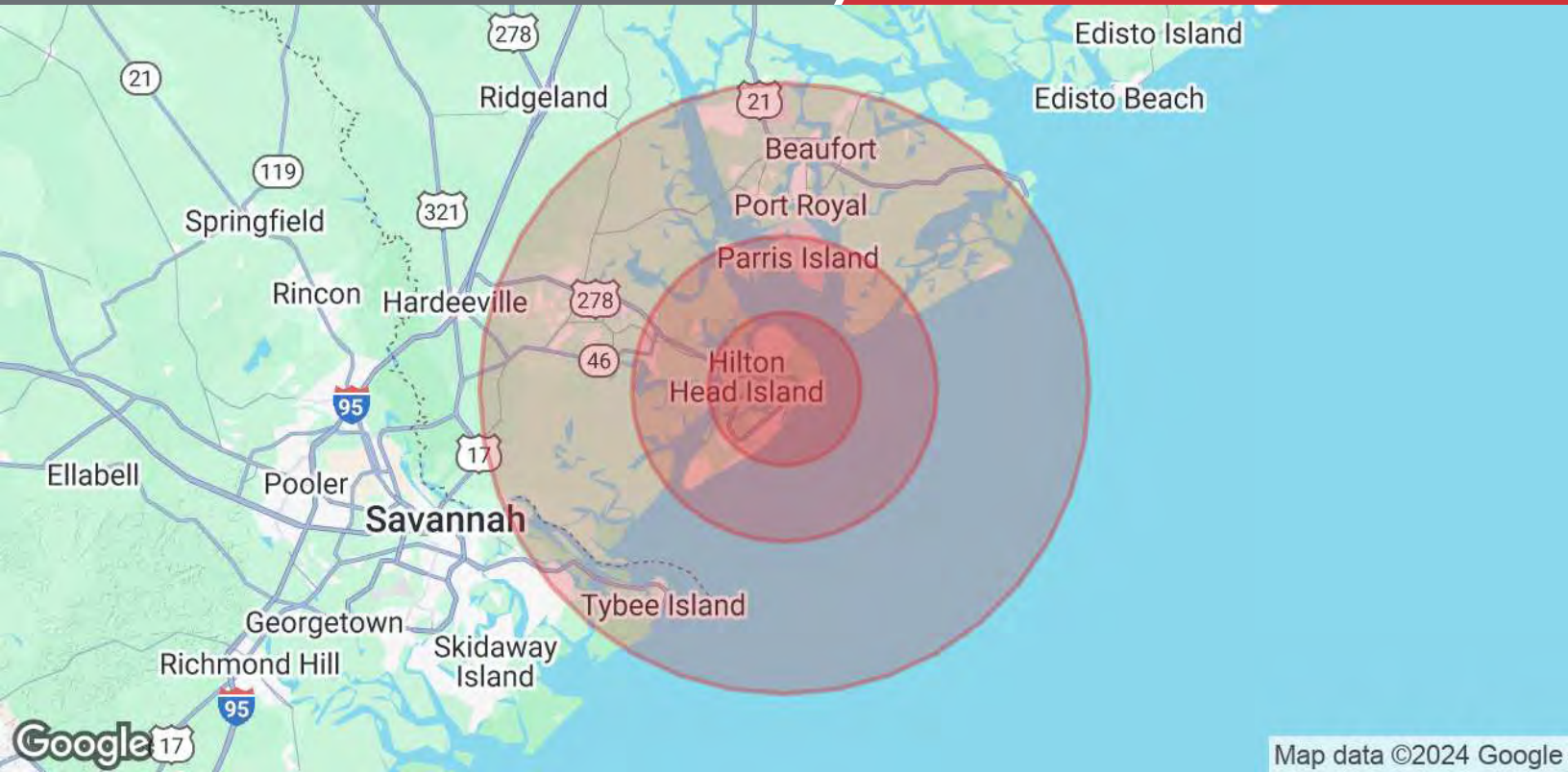
4 Tenants



4 Tenants alternative

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Population	5 Miles	10 Miles	20 Miles
Total Population	34,963	58,876	213,584
Average Age	54	51	46
Average Age (Male)	54	50	46
Average Age (Female)	55	51	47
Households & Income	5 Miles	10 Miles	20 Miles
Total Households	16,004	25,815	89,217
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$139,253	\$128,918	\$111,724
Average House Value	\$724,808	\$695,178	\$555,077

Demographics data derived from AlphaMap