





## Stand-Alone Office / Warehouse Buildings For Lease

12362 Speedway Boulevard  
Hardeeville, South Carolina 29927

### Property Highlights

- Excellent location to serve all of Jasper County, Savannah, Bluffton and Hilton Head Island and the surrounding area,
- The property is less than 1 mile to I-95 at Exit 5 and fronts on Highway 17 (Speedway Blvd) with great access from two roads.
- There is a total of 11 stand-alone flex buildings.
- The developer will provide finished office space consisting of two offices, small open area with a kitchenette and finished restroom. See the floor plans on pages 10 & 11.
- The entire business park is fenced-in.

### Offering Summary

Building Square Footage:	1,946, 2,100, 4,046 and 5,046 SF
Available:	Ready for Occupancy
Base Rent:	\$18 - \$20 PSF, see page 2
2025 Estimated NNN:	\$3.60 PSF
Office Area:	2 Offices, Restroom and Kitchenette, see floor plan
Warehouse Ceiling Height:	+/- 13'-15'
Warehouse Lighting:	LED High Bay
Electrical-Amp/Panel:	200A & 208/120V
Spray Foam Insulation:	Walls & Ceiling
12x14 Roll-up Doors (drive-in)	2 Per Building

### For More Information

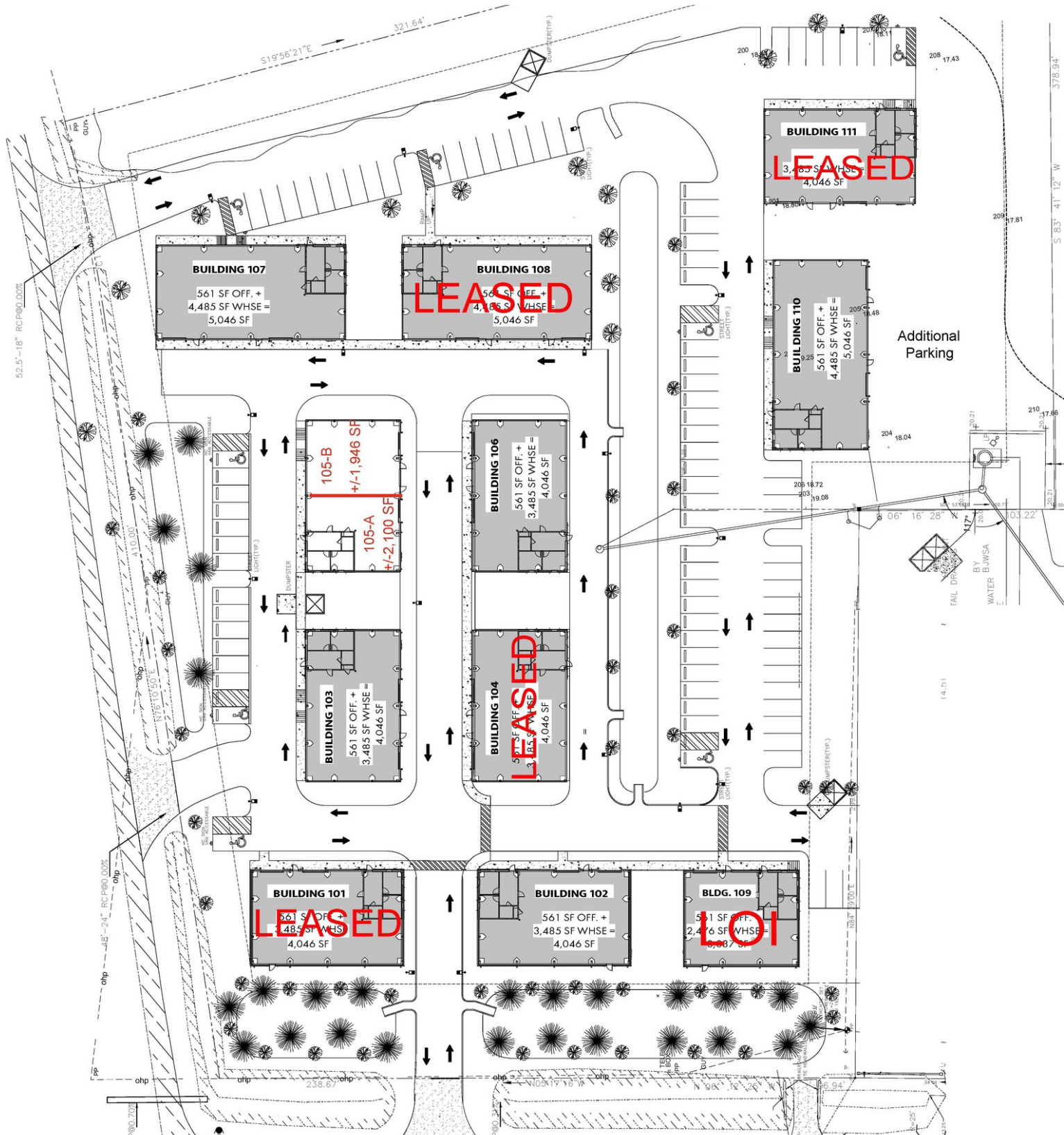
**Baker Wilkins**

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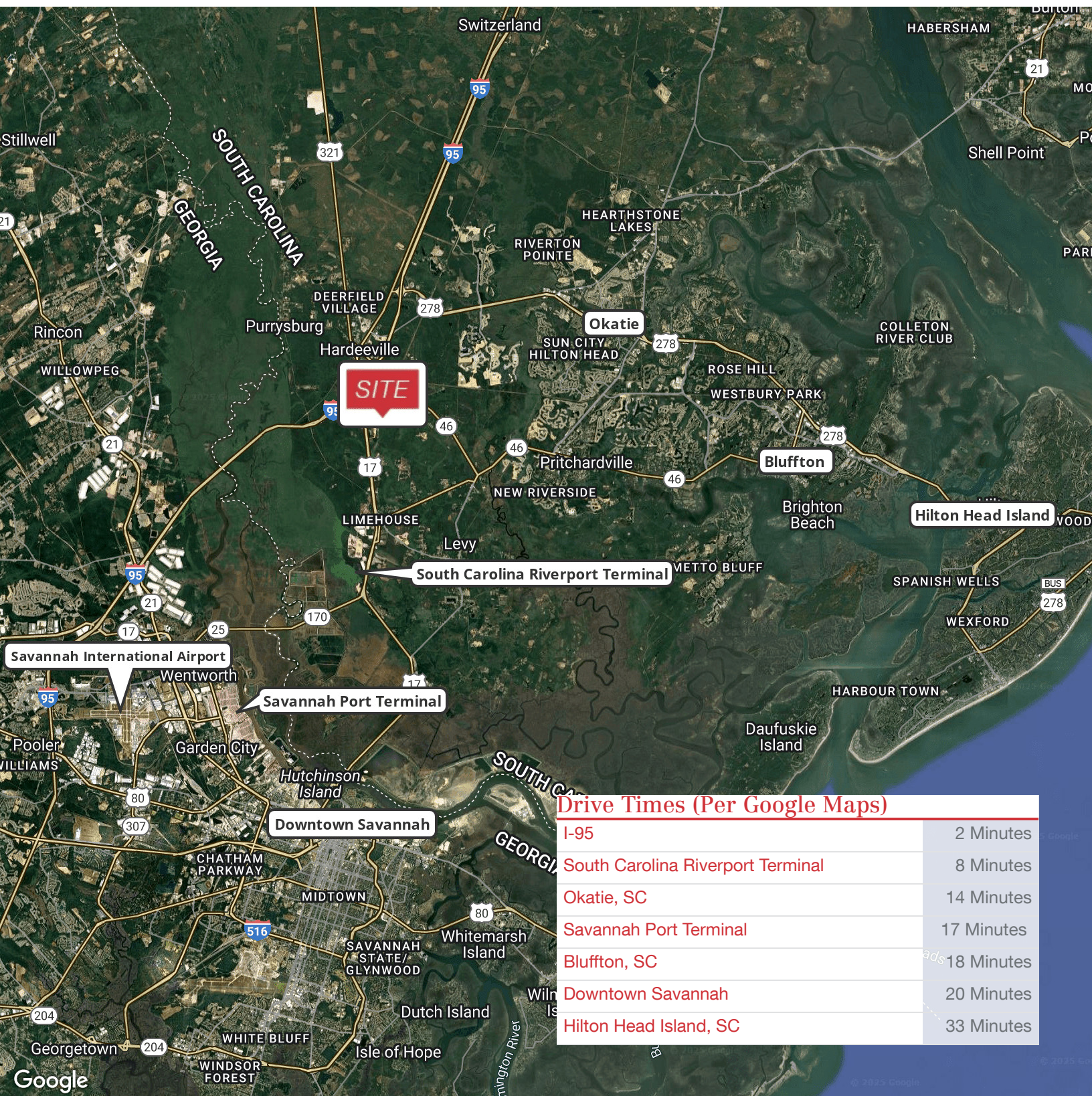
Building	SF	NNN	Base Rent	Delivery
Building 107	5,046 SF	\$3.60 PSF	\$18.00 SF/yr	Ready for Occupancy
Building 108	5,046 SF	NNN	LEASED	-
Building 103	4,046 SF	\$3.60 PSF	\$18.00 SF/yr	Ready for Occupancy
Building 105-A	2,100 SF	\$3.60 PSF	\$19.00 SF/yr	Ready for Occupancy
Building 105-B	1,946 SF	\$3.60 PSF	\$18.00 SF/yr	Ready for Occupancy
Building 106	4,046 SF	\$3.60 PSF	\$18.00 SF/yr	Ready for Occupancy
Building 104	4,046 SF	NNN	LEASED	-
Building 101	4,046 SF	NNN	LEASED	-
Building 102	4,046 SF	\$3.60 PSF	\$20.00 SF/yr	Ready for Occupancy
Building 109	3,037 SF	NNN	LOI	-
Building 110	5,046 SF	\$3.60 PSF	\$18.00 SF/yr	Ready for Occupancy
Building 111	4,046 SF	NNN	LEASED	-





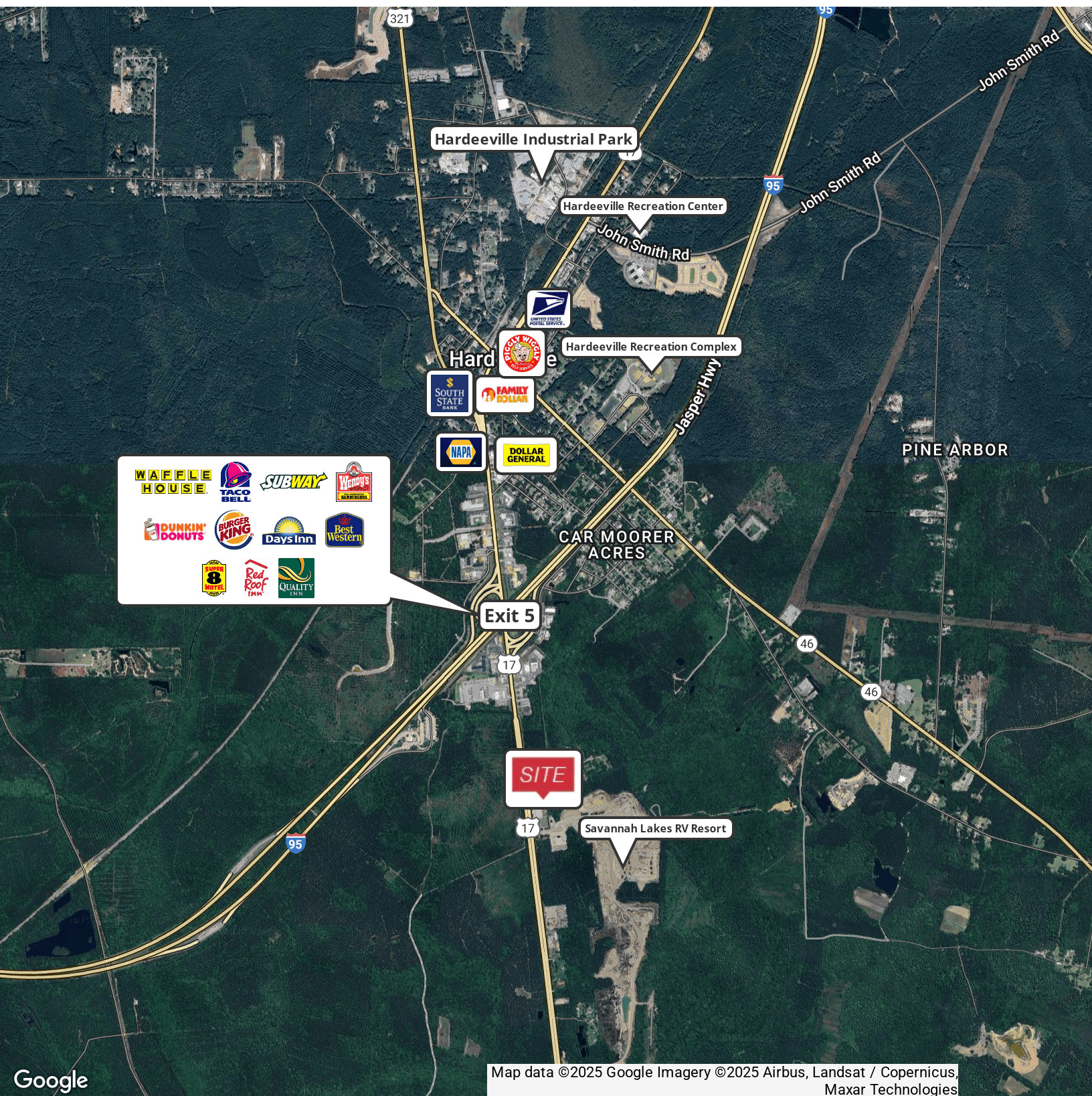
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1227 May River Road, Suite 100, Suite 100  
Bluffton, SC 29910  
843 837 4460 tel  
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## Drive Times (Per Google Maps)

I-95	2 Minutes
South Carolina Riverport Terminal	8 Minutes
Okatie, SC	14 Minutes
Savannah Port Terminal	17 Minutes
Bluffton, SC	18 Minutes
Downtown Savannah	20 Minutes
Hilton Head Island, SC	33 Minutes



Map data ©2025 Google Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies

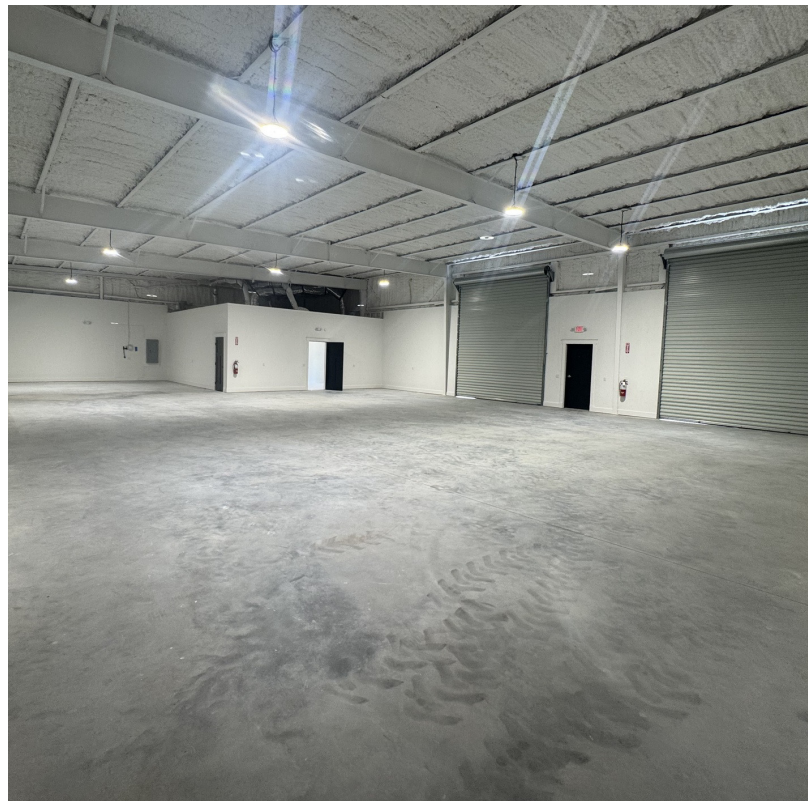


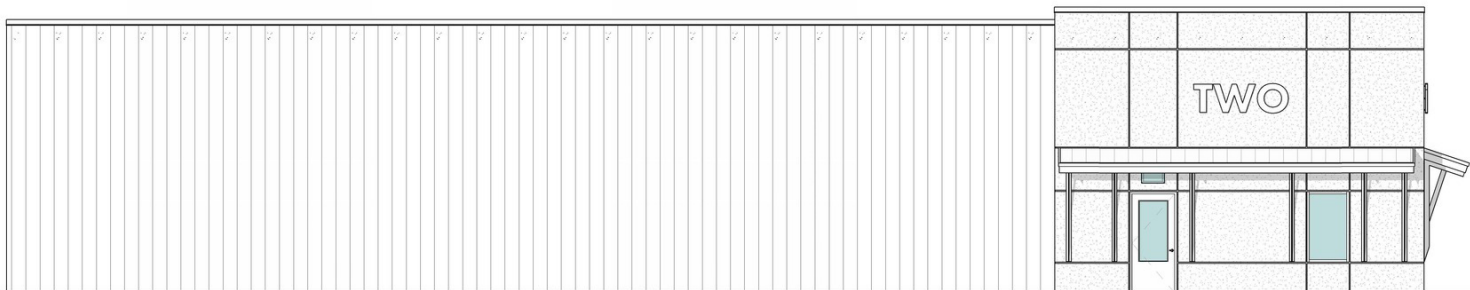


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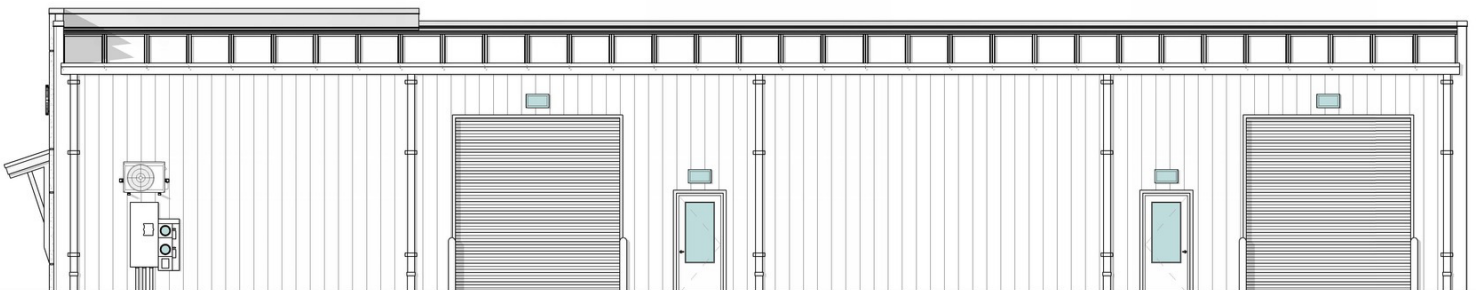
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2 FRONT EXTERIOR ELEVATION - MKTG  
3/16" = 1'-0"



3 REAR EXTERIOR ELEVATION - MKTG  
3/16" = 1'-0"

