

# Carolina Warehouse

124 April Gray Lane  
Myrtle Beach, SC 29577

**14,700 sq. ft. building**

GPSCoordinates: 33.72031 / 78.928019



MYRTLE BEACH  
REGIONAL  
ECONOMIC  
DEVELOPMENT  
*Building for the Future*

843 347 4604 *Office*  
843 347 2292 *Fax*  
800 844 4983 *Toll Free*

2431 Highway 501 East  
Conway, SC 29526



## BUILDING INFORMATION

<b>In City Limits</b>	No	<b>Sewer Provider</b>	Grand Strand Water & Sewer
<b>County</b>	Horry	<b>Sewer line size/Capacity</b>	Gravity
<b>State</b>	SC	<b>Electric Provider/Capacity</b>	Santee Cooper
<b>Map Available</b>	Yes	<b>Fiber Optics Provider</b>	Horry Telephone
<b>Arial Photo Available</b>	Yes	<b>Telephone</b>	Horry Telephone
<b>Office Square Feet</b>	500	<b>Nearest Interstate</b>	I-95 / I-20
<b>Manufacturing Sq. Ft.</b>	14,000	<b>Alternate Highway</b>	Hwy. 501
<b>Total</b>	14,700	<b>National Airport</b>	MB International
<b>Site Acreage (+/-)*</b>	1.5	<b>Local Airport</b>	MB International
<b>Previous Use</b>	Retail/Warehouse	<b>Port - name &amp; distance</b>	Wilmington, Charleston, Georgetown
<b>Year Built</b>	1979	<b>Rail - name &amp; distance</b>	n/a
<b>Condition</b>	Good	<b>Sale Only</b>	\$
<b>Multi-Tenant</b>	Yes	<b>Sale Price</b>	\$795,000
<b>Floor (type, thickness)</b>	5" , concrete	<b>Lease Only</b>	
<b>Walls (type)</b>	Metal / Stucco	<b>Lease Price*</b>	\$5.50 nnn
<b>Column Spacing</b>		<b>Lease Terms</b>	Will sub-divide
<b>Roof</b>	Metal	<b>Building expandable?</b>	Yes / 5,000 sq. ft.
<b>Clear Height Eaves / Center</b>	12' / 14'	<b>Millage Rate</b>	.2791
<b>Sprinkler/Wet.Dry/%</b>	no	<b>Zoning</b>	Highway Commercial
<b>Heated portion %</b>	10%	<b>Tax Map#</b>	
<b>AC portion %</b>	10%	<b>Tax District</b>	
<b>Lighting (type)</b>	Grid	<b>Foreign Trade</b>	
<b>Truck Docks</b>	3	<b>Fire Rating</b>	
<b>Drive-In Doors</b>	1	<b>Comments:</b>	Great visibility on Hwy 501 w/good access to Hard Rock Pkwy & Hwy 31
<b>Water Provider</b>	GSWSA	<b>Contact Name</b>	Jimmy P. Jordan / LandMax
<b>Water Line Size</b>	6"	<b>Contact Number</b>	843-902-5555 / 843-234-5555
<b>Gas</b>			
<b>Gas Line Size</b>			